

FIFTH WARD

Briefing Book 2020



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FIFTH WARD

Introduction

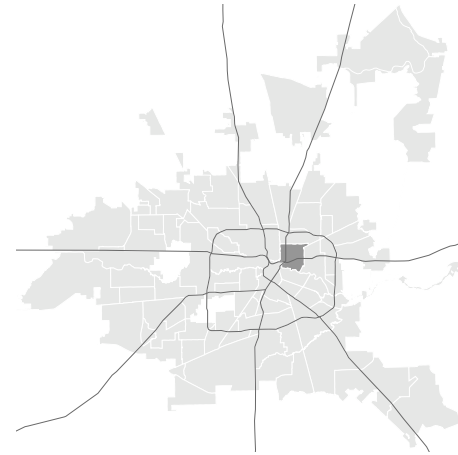
Fifth Ward is located just northeast of downtown Houston. The neighborhood is bound by Buffalo Bayou to the south, Collingsworth Street to the north, Sakowitz Street to the east, and McKee Street to the west.

Over the last several decades there has been substantial new development in Fifth Ward. The proximity of the neighborhood to downtown, affordable land, and status as an economic opportunity zone have made the area attractive to developers.

Yet, between 2000 and 2018 the population of Fifth Ward declined by 5%, and there are fewer children and seniors in the neighborhood.

Fifth Ward also continues to face significant challenges, including high rates of poverty, continued population decline, low rates of home ownership, and deteriorating quality of existing housing. The COVID-19 pandemic is amplifying economic and health vulnerabilities in many neighborhoods including the Fifth Ward, and is having a disparate impact of communities of color.

Comprehensive data exploring the people who call Fifth Ward home, their prosperity, and the places that make up the neighborhood are provided in this briefing book. Information is organized into six topics: Visioning, Engaging, Learning, Growing, Building, and Thriving.



Fifth Ward Location Map

The information provided here is a foundation for understanding the neighborhood, a guide to decision-making, and a tool for advocating for positive change.

PEOPLE	Fifth Ward			Houston		
	2000	2010	2018	2000	2010	2018
Population	19,373	18,781	17,802	1,953,631	2,068,026	2,295,982
Population Change		-3%	-5%		6%	11%
Population Density (per square mile)	4,011	3,921	3,711	3,372	3,449	3,605
Age						
17 Years or Younger	33%	31%	26%	28%	26%	25%
18 - 64 Years Old	55%	58%	64%	64%	65%	65%
65 Years or Older	12%	11%	10%	8%	9%	10%
Race/Ethnicity						
White	2%	3%	4%	31%	26%	24%
Black or African American	63%	60%	47%	25%	24%	22%
Asian	0%	0%	0%	5%	6%	7%
Hispanic or Latino	35%	37%	48%	37%	42%	45%
Other	0%	0%	1%	2%	2%	2%
Place of Birth						
Born Outside the U.S.	18%	20%	20%	26%	28%	30%

Fifth Ward and Houston Demographic Snapshot, Sources: Census 2000, ACS 2010, ACS 2018



VISIONING Art | Culture | History

Over the centuries the Fifth Ward has changed. In 1870 the population was equally divided among Black and white residents. At this time, there were two schools, one Black and one white. By 1900 the Fifth Ward had become a predominantly Black neighborhood. Frenchtown, established in 1922, was home to Black residents of French and Spanish descent from Louisiana.

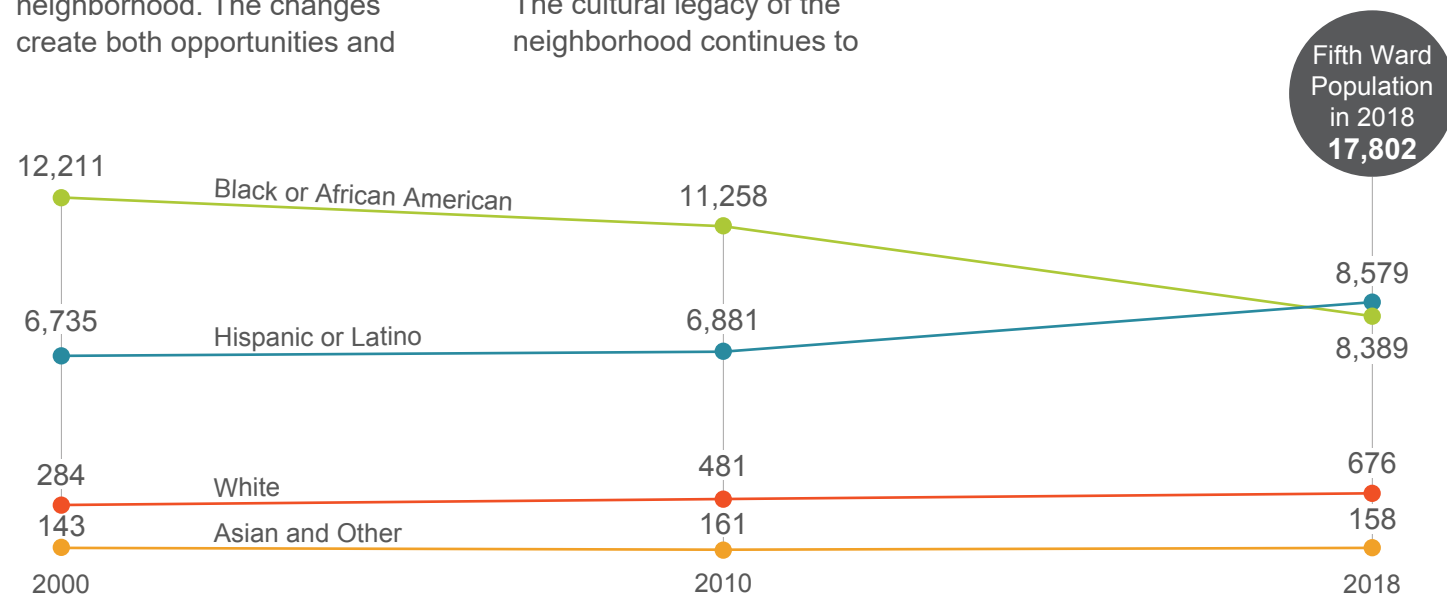
More recently, the economic and ethnic diversity of the neighborhood has increased. The Hispanic or Latino population nearly tripled between 1990 and 2018 and residents with higher incomes are moving into the southwest corner of the neighborhood. The changes create both opportunities and

challenges for community engagement, the celebration of culture, and the unfolding of new visions for the future.

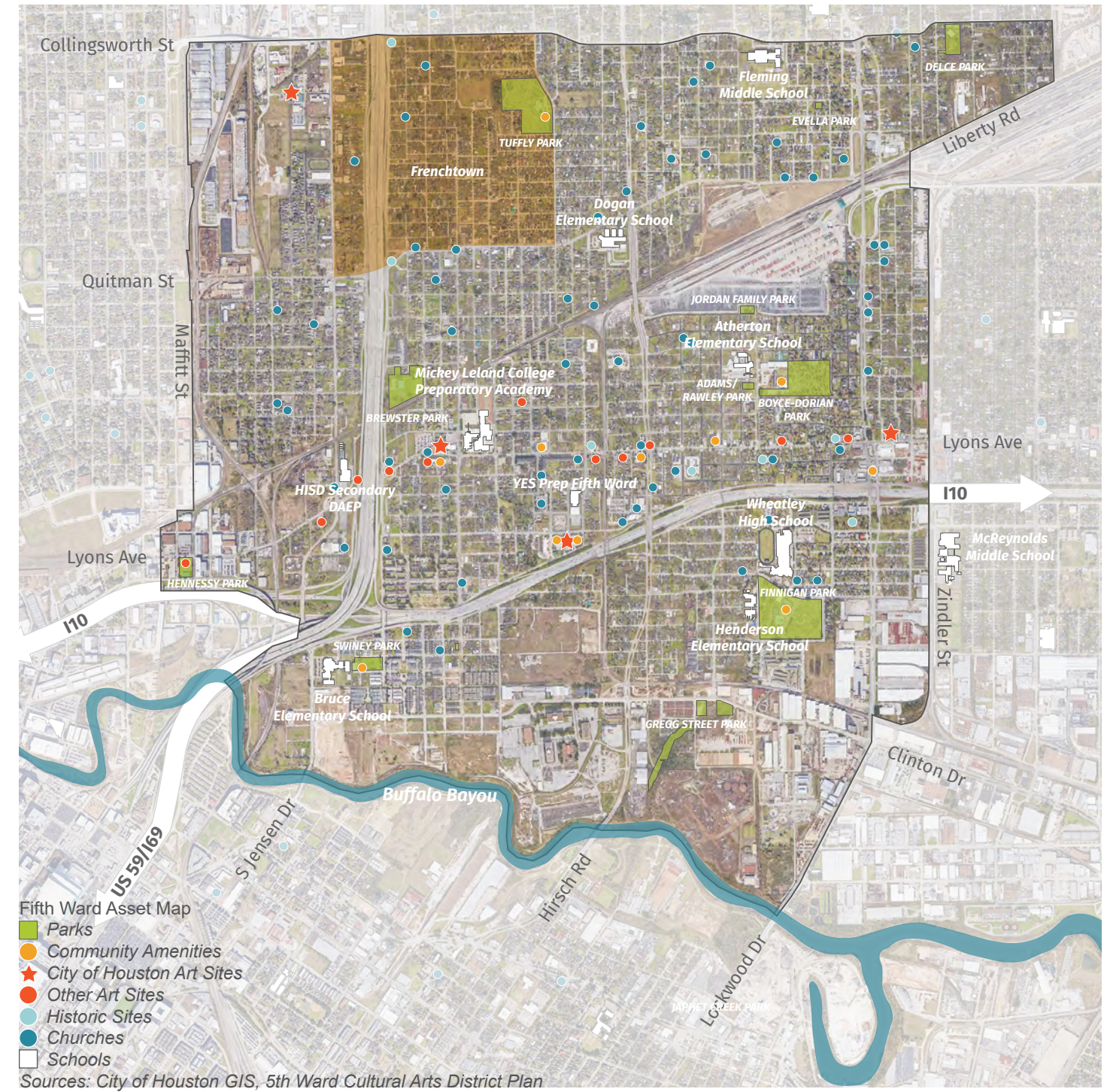
Art and music have been a part of Fifth Ward culture since its founding. According to the Texas State Historical Association "Musicians from the ward included Arnett Cobb, Milton Larkin, and Illinois Jacquet. The pioneering and controversial rap group Geto Boys (formally known as Ghetto Boys), which gained success in the 1990s, hailed from the Fifth Ward. The neighborhood is also the original home to the popular jazz fusion group Joe Sample and the Crusaders."

The cultural legacy of the neighborhood continues to

change and grow. The recently completed *5th Ward Cultural District Plan*, sponsored by the Fifth Ward Community Redevelopment Corporation, lays out an ambitious vision for a Lyons Avenue Cultural Arts District based on two core ideas, honoring the past and moving forward into a rich future. Specifically, the first guiding idea is, "The 5th Ward is a place for everyone." And the second, "The 5th Ward is the embodiment of the future, a space that will be forward thinking that other places will wish to follow." This vision provides a foundation to explore new ideas for art, culture, and history projects in the community.



Race and Ethnicity Over Time, Sources: Census 2000, ACS 2010, ACS 2018



The area that today makes up Fifth Ward was first settled in the mid 1800s. In 1866, the area was added to the City's system of political wards.

Throughout this early period, Fifth Ward prospered. Success was driven by a building boom in Houston, the construction of the Southern Pacific Railroad, and proximity to the Houston Ship Channel.

This success continued into the 20th century. In 1927, Phillis Wheatley High School was constructed, receiving national attention as one of the largest Black high schools in America with more than 2,600 students. St. Elizabeth Hospital opened in the 1940s, answering to the dire need for more comprehensive medical facilities to serve Black residents in Houston.

Fifth Ward thrived commercially as well. Lyons Avenue grew to support more than 40 Black-owned businesses, including a pharmacy, dentist's office, parlor, theater, and several barber shops. By the 1950s, Fifth Ward was

regarded as the heart of the Black community in Houston.

In the 1960s, two major freeways ripped through the Fifth Ward. Interstate 10 separated the Lyons Avenue corridor from French Town, and Highway 59 severed the corridor in two, slicing off the western portion of the neighborhood. The impact of these projects was significant. In addition to the construction of Highway 59 and I-10, disinvestment and redlining plagued Fifth Ward. These factors were compounded in the 1960s and 1970s by the exodus of upper- and middle-class families to more prosperous communities in the city and surrounding suburbs, an option made available by the end of segregation.

Over the decades various civic and faith-based organizations have worked tirelessly for positive change, including notable Fifth Ward natives like congress members Mickey Leeland and Barbara Jordan. The rich history and culture of the neighborhood are the foundation upon which a new vision can be forwarded.

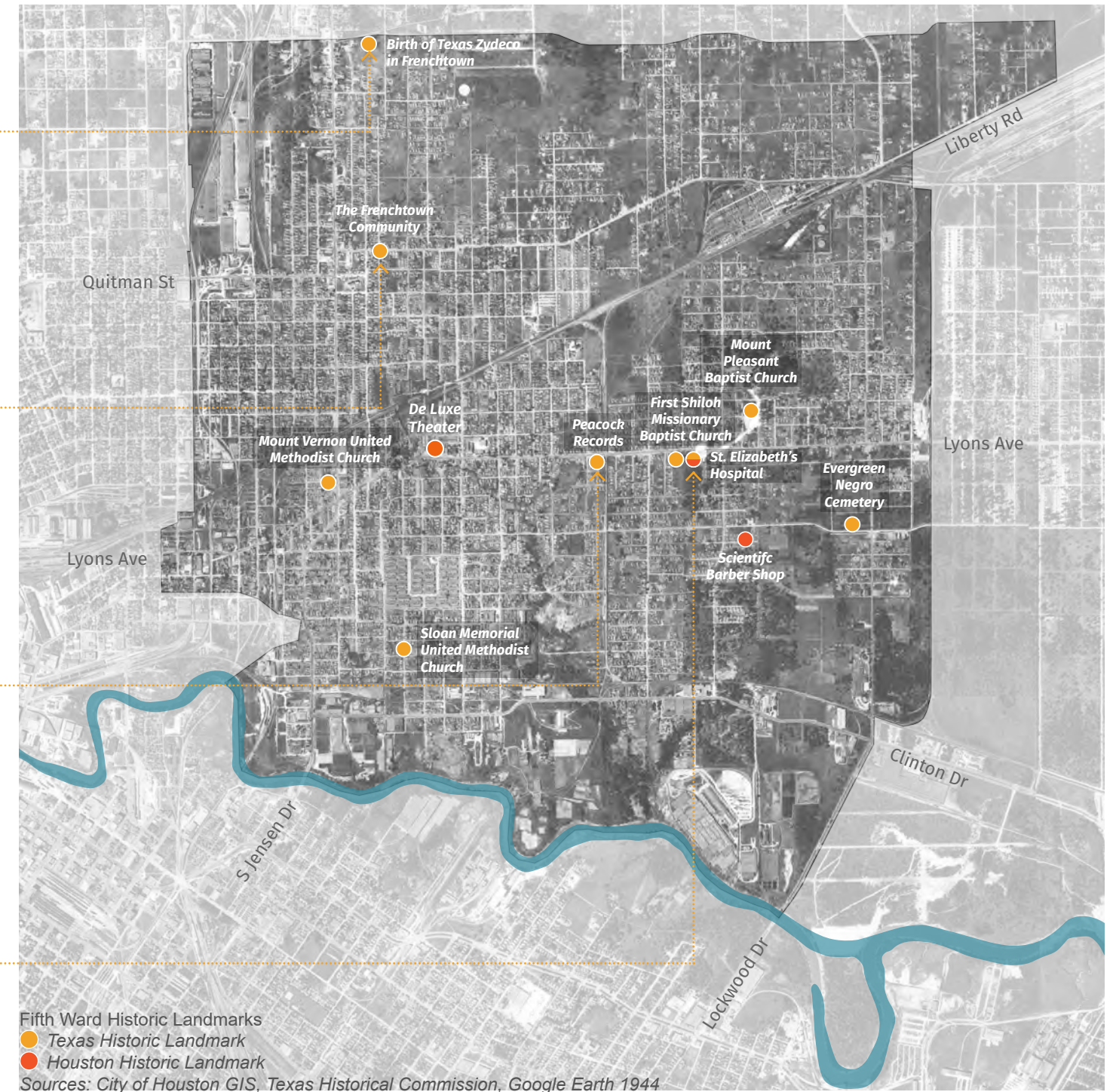


Photo Sources: Houston Chronicle, Swamplot, Frenchtownhouston.org

GROWING Business Development | Employment | Family Wealth

The Fifth Ward was once one of the six political wards in Houston, a system that was dissolved in 1905. Yet, each of the six wards have retained the "ward" name. The Fifth Ward developed around the rail and shipping industries that lined Buffalo Bayou. Industry, including shipping, warehousing, and foundries, prevailed in the Fifth Ward and provided employment to many residents.

The wealth of jobs also drew new residents to the neighborhood, bolstering the local economy. By 1925, forty Black-owned businesses lined Lyons Avenue. Fifth Ward businesses continued to prosper into the 1950s, an era defined by redlining, with Lyons Avenue remaining the primary

commercial corridor of the neighborhood. During this period, the shopping destinations and nightclubs along Lyons Avenue and Jensen Drive led the area to eclipse Fourth Ward's San Felipe Road as the African American "downtown" of Houston.

In the 1960s, Fifth Ward entered a period of severe economic disinvestment. Integration in Houston made the suburbs accessible to wealthier Black families, and white-owned stores in other parts of the city began to vie for the business of Fifth Ward residents. These processes pulled people and dollars out of the local economy. Meanwhile, construction began on I-10 and

Highway 59. Besides the massive right-of-way acquisitions required to complete these projects, the freeways isolated Lyons Avenue from Downtown and Jensen Drive from the heart of Fifth Ward. Combined, these factors culminated in an economic downturn from which the neighborhood is still recovering.

Although Fifth Ward has faced significant economic adversity, which has led to a shortage of available jobs, low median household income, and a high rate of poverty, the neighborhood is supported by a rich history and is full of opportunities for the economic prosperity of its residents and community.



Sources: ACS 2018, Longitudinal Employer-Household Dynamics (LEHD) 2002-2017



BUSINESS DEVELOPMENT

Lyons Avenue is the "Main Street" of Fifth Ward. Once lined with shops and businesses, the impact of redlining and decades of disinvestment left empty storefronts and vacant lots along the corridor. Over the last twenty years new investment has started to reshape the street and the Fifth Ward CRC has embarked on the Lyons Avenue Renaissance™ initiative. Today, Lyons Avenue is lined with a mix of single-family homes, historic buildings, churches, apartments, vacant lots, and pockets of new development.

New development along Lyons Avenue includes the renovated De Luxe Theater, Pleasant Hill

Village, Legacy Clinic, Mickey Leland College Preparatory Academy, and the Fifth Ward Jam park. The historic St. Elizabeth Hospital, also located on Lyons Avenue, is slated to be redeveloped into mixed-income housing in the near future.

Tax Increment Zone Number Eighteen was established in 1999. Improvements have included streetscape enhancements to Lyons Avenue, renovation of the De Luxe Theater, neighborhood park improvements, and a number of affordable housing initiatives.

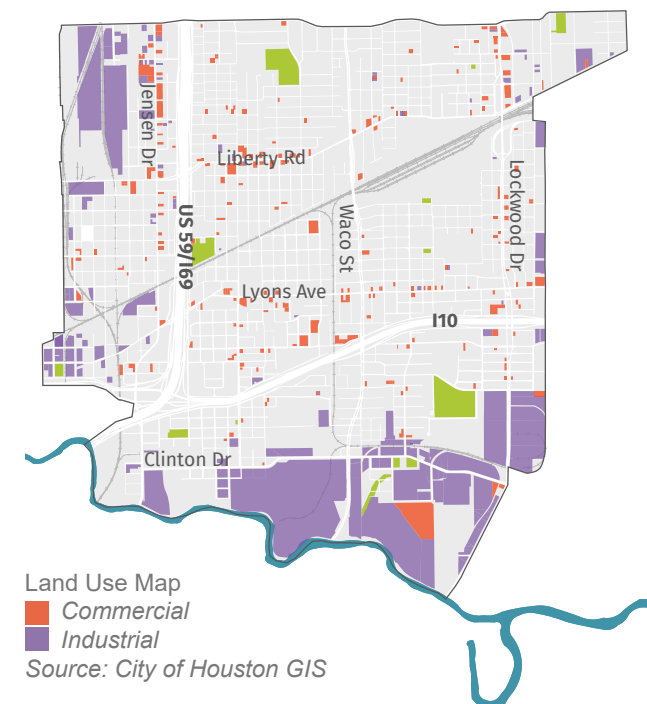
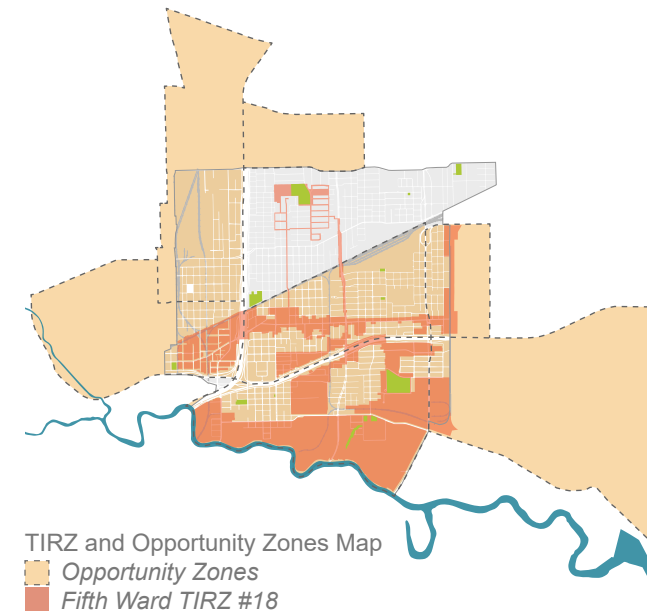
In 2017, 166 small business loans were approved in the Fifth Ward

totaling just under \$10 million, this is an increase of 44% from 2012 when \$7 million in small business loans were received. The average small business loan in 2017 was just under \$60,000, higher than in Harris County overall.

Empowering local entrepreneurs, leveraging the economic incentives available through federally designated Opportunity Zones, and the potential for public improvements provided by the Tax Increment Reinvestment Zone can stimulate the local economy, creating much-needed jobs within the neighborhood, and improving family wealth and financial stability.



East River, Former KBR Site



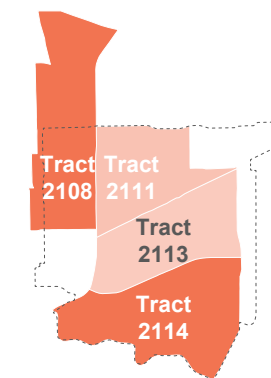
Detailed business data is only available at the zip code level. In the two zip codes that comprise Fifth Ward there were **780** businesses in 2014, 68 of which were vacant (9%). Approximately **6%** of area businesses have a Minority or Women Business Enterprise certification from the City of Houston.

In 2014, the 780 businesses provided approximately 13,000 jobs, with an average employee wage of \$41,500.

Source: Zip Code Business Patterns, 2014 (77020 and 77026)

45 Minority or Women Business Enterprise Certifications for Zip Code 77026 and 77020

Source: City of Houston Certification Directory 2020



\$16K Average small business loan in census tracts 2111 and 2113, in 2017

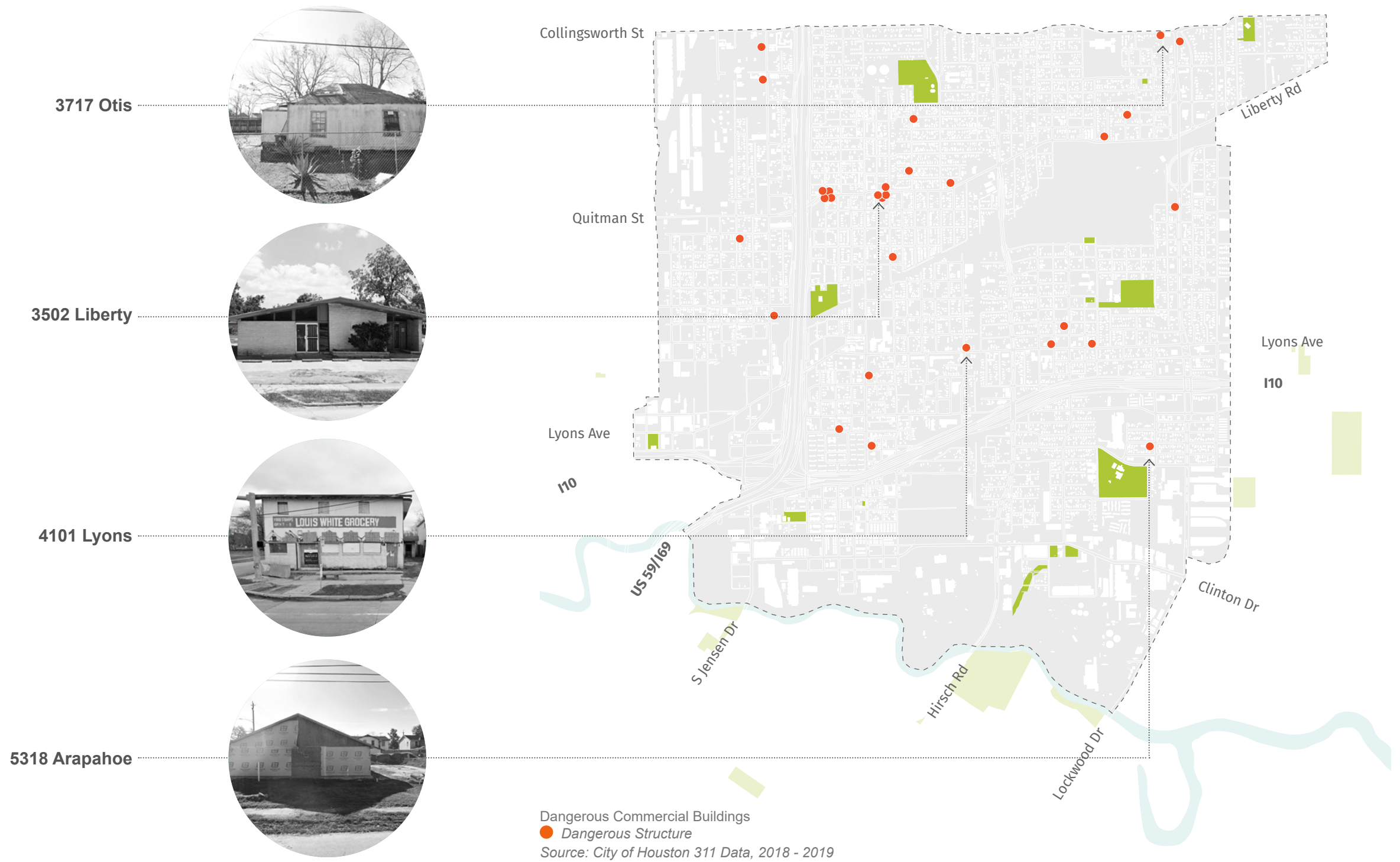
\$84K Average small business loan in census tracts 2108 and 2114, in 2017

\$40K Average small business loan in Harris County in 2018

Source: Community Reinvestment Act (CRA) Data, 2017

According to data for 2018 and 2019 accessed through the City of Houston's 311 Dashboard, 34 commercial buildings in the Fifth Ward have been reported as "dangerous." Many of these buildings are in very poor condition and create the perception that the neighborhood is unsafe.

Working to prevent the deterioration of commercial buildings, particularly historic structures, would increase the sense of security in the neighborhood. Further, re-purposing aging structures for new commercial uses could expand the services and amenities in the neighborhood and increase local job opportunities.



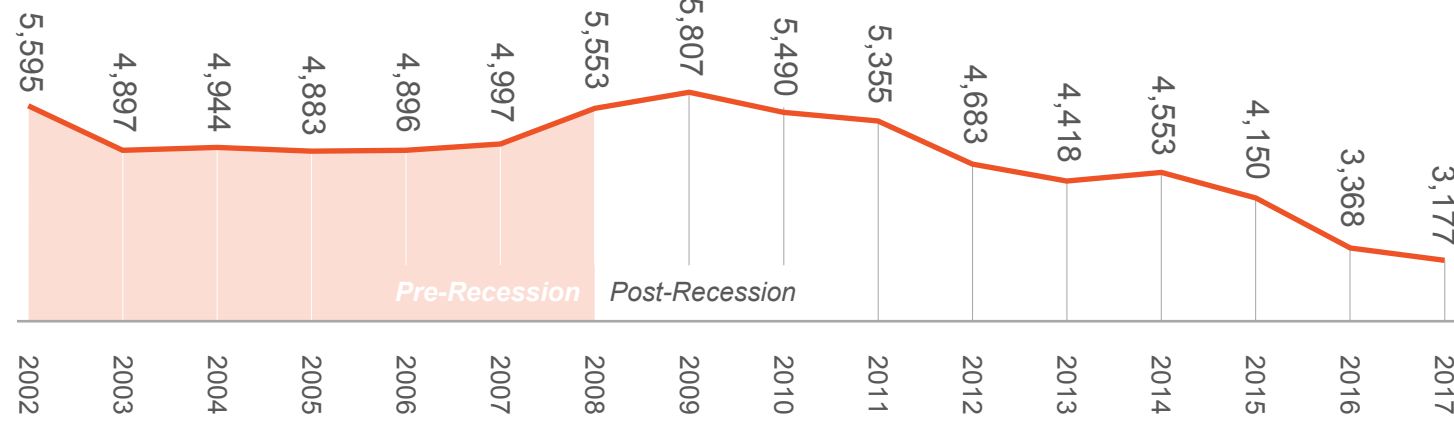
EMPLOYMENT

Access to job opportunities, stable employment, and a living wage are becoming increasingly critical. Since 2000 unemployment in the Fifth Ward, as reported in the American Community Survey, has gone down. In 2000, 16% of Fifth Ward residents were unemployed, as compared to 8% in Houston overall. In 2018, 9% of Fifth Ward residents were unemployed, as compared to 6% in Houston.

Despite this encouraging trend, the labor force participation rate in 2018, for workers over the age of 16 years, was only 56% in Fifth Ward, compared to 68% in Houston.

Further, there is a decline in the number of jobs available in the Fifth Ward. Beginning in 2009, following the recession, the number of non-federal jobs in Fifth Ward began to decline. Between 2009 and 2017 the area lost more than 2,500 jobs, a decline of 45%. The decline in the number of jobs in Fifth Ward is likely a factor of industrial facilities closing or relocating, including KBR, rising property values, and economic uncertainty following the recession. The result is that many residents leave the neighborhood to find employment.

Many Fifth Ward workers have been impacted by the pandemic. The Texas Workforce Commission reported that 1,239 unemployment insurance claims were filed in zip codes 77020 and 77026 between June 17, 2020 and July 18, 2020. Further, many Fifth Ward workers are employed in essential sectors, increasing their vulnerability to COVID-19. For example, in 2018, 19% of the workforce was employed in education services, healthcare, and social assistance, 18% in construction, and 11% in transportation, warehousing, and utilities.



Non-Federal Jobs in Fifth Ward, 2002-2017

11% Of workers in Fifth Ward had more than one job in 2017

8% Of workers in Houston had more than one job in 2017

-43% Change in non-federal jobs in Fifth Ward from 2002 to 2017

17% Change in non-federal jobs in Houston from 2002 to 2017

Source: Longitudinal Employer-Household Dynamics (LEHD) 2002-2017

The Texas Workforce Commission reported that 1,239 unemployment insurance claims were filed in zip codes 77020 and 77026 between June 17, 2020 and July 18, 2020.

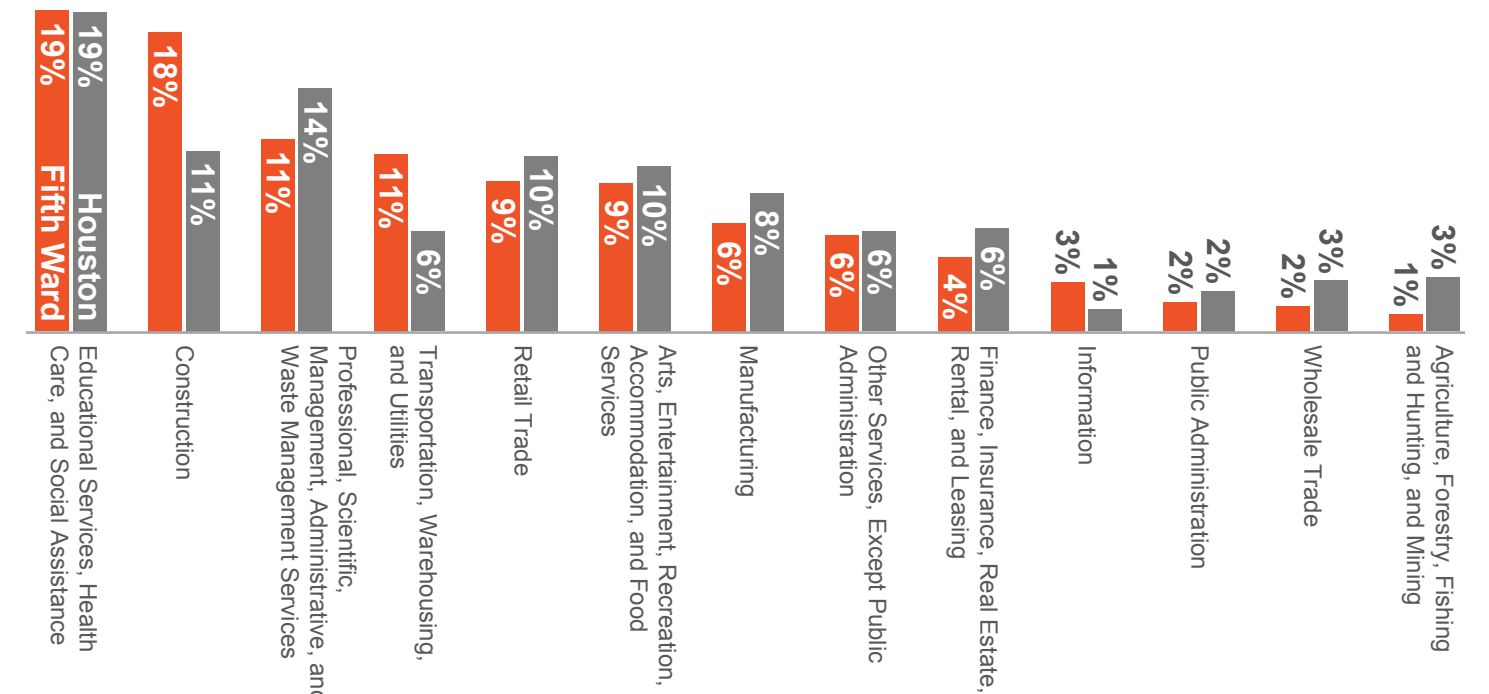
56% Labor force participation rate in Fifth Ward, for workers over 16 years of age, 2018

68% Labor force participation rate in Houston, for workers over 16 years of age, 2018

9% Unemployment in Fifth Ward, 2018

6% Unemployment in Houston, 2018

Sources: Longitudinal Employer-Household Dynamics (LEHD) 2002-2017, ACS 2018, Texas Workforce Commission



Industry by Occupation for Employed Civilian Population 16 Years and Over, Source: ACS 2018

FAMILY WEALTH

In 2018, the median household income in Fifth Ward was \$27,046, compared to \$51,140 in the City of Houston. Income has risen steadily over the last several decades, yet the median household income in Fifth Ward has remained far below the Houston median.

The distribution of income in Fifth Ward in 2018, was inverse to that of Houston. In Fifth Ward, 36% of households made less than \$20,000 a year, and 12% made more than \$75,000. Conversely, in Houston, 34% of households made more than \$75,000 a year, while 19% made less than \$20,000. In addition, 26% of Fifth Ward households had income from social security in 2018, compared to 20% in Houston.

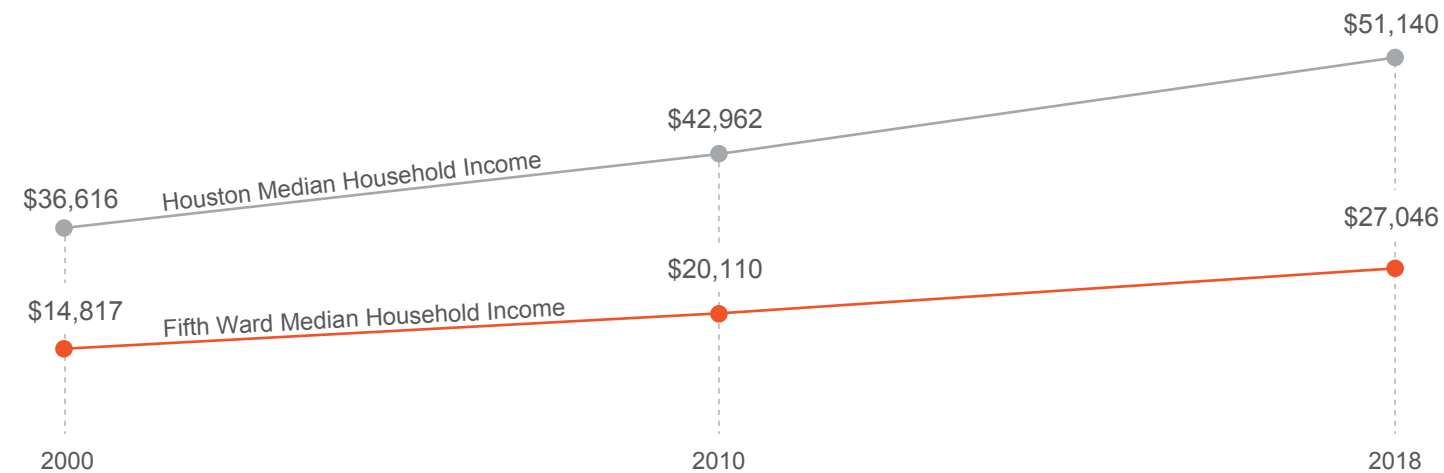
The percent of families living in poverty in Fifth Ward in 2018 was 37%, more than twice the 18% poverty rate for families in Houston. For Fifth Ward children, under the age of 18, poverty was 58% in the same year. Families and children living in poverty face many challenges, including food and housing insecurity. In 2018, 36% of Fifth Ward households received Food Stamps/SNAP benefits, compared to only 15% in Houston.

Income and poverty vary across the neighborhood. The median household income in the census block group closest to downtown has risen dramatically over the past 20 years, and in 2018 was just above the Houston median household income. This area

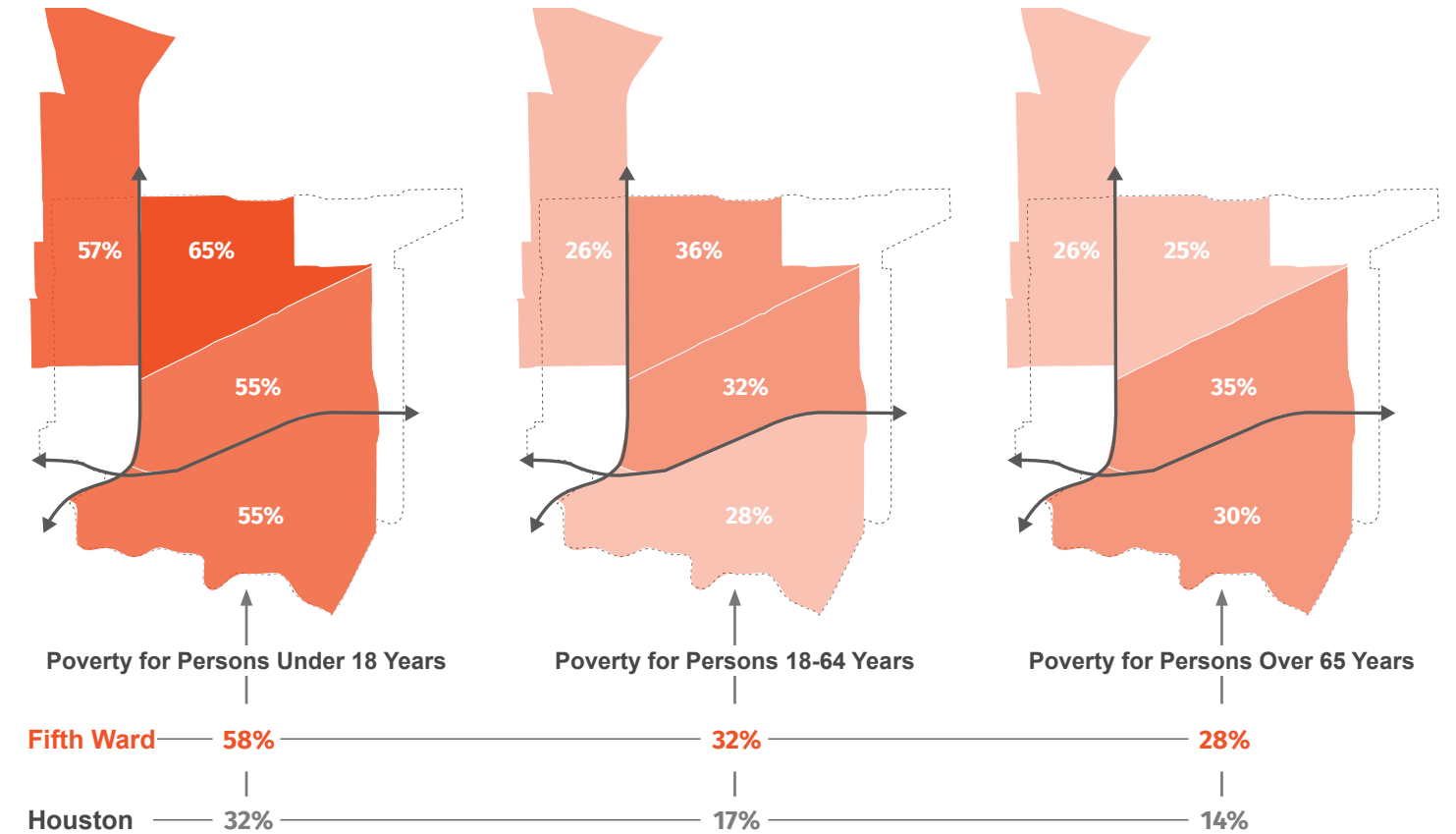
of Fifth Ward, with new housing and townhomes, is attracting households with higher incomes.

Income also varies greatly by race and ethnicity in the Fifth Ward, and in fact across Houston. In 2018, Black or African American households in the Fifth Ward had a median income of just under \$23,000. In contrast, White households had a median income of over \$100,000 in the same year.

To encourage sustainable economic growth and opportunity, efforts to increase family wealth and address inequities are needed.



Median Household Income, Source: Census 2000, ACS 2010, 2018



Race/Ethnicity	Median Household Income	Total Households by Race/Ethnicity
Black or African American	\$22,983	3,595
White	\$103,171	283
Asian	\$85,186	44
Hispanic or Latino	\$28,413	2,401
Other	\$25,522	125

Median Household Income By Race/Ethnicity, Source: ACS 2018

LEARNING Education

The Houston Independent School District (HISD) serves the Fifth Ward neighborhood. Within the boundaries of the Fifth Ward there are four public elementary schools, one middle school, and one high school. Phillis Wheatley High School, established in the 1920s, was once one of the largest Black high schools in America. Graduates of Wheatley High School include Congresswoman Barbara Jordan and Congressman Mickey Leland.

The community is also served by the Mickey Leland College Preparatory Academy for Young Men, an all-boys HISD magnet

school that draws more than 500 students from across the city and YES Prep Fifth Ward charter school.

The performance of neighborhood public and charter schools have improved in recent years. In 2015, only one school received a passing grade by Children at Risk, by 2019 three area schools received a passing grade. Yet, improving the quality of education for area children and supporting student success remains critically important.

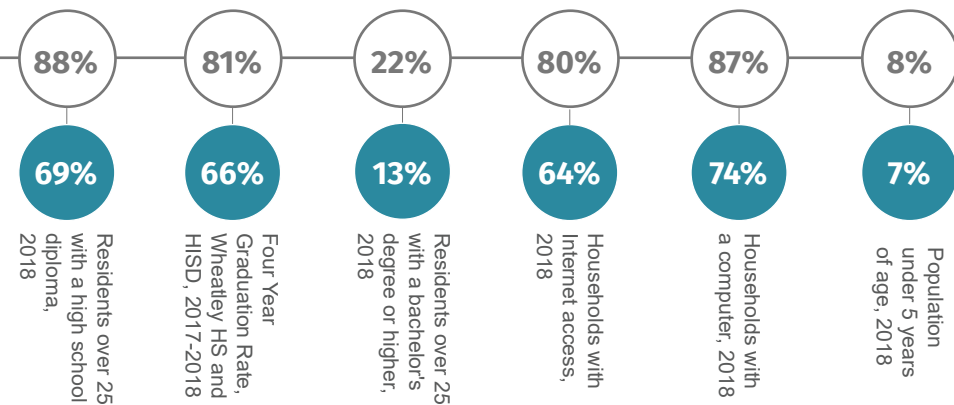
Over the past twenty years, education in Fifth Ward has

improved by every benchmark. Specifically, between 2000 and 2018 the percent of residents over the age of 25 years who held a high school diploma or equivalency increased by 28%. In the same time period, the percent of residents with a bachelor's degree tripled.

Students in Fifth Ward need support both inside the classroom and at home, 95% of area students are considered economically disadvantaged and 26% of families in the neighborhood do not have a computer.

HOUSTON

FIFTH WARD



Sources: ACS 2018, HISD School Profile, HISD Data



EDUCATION

Educational attainment in Fifth Ward has risen steadily over the last two decades. In 2000, only 41% of Fifth Ward residents over the age of 25 years had a high school diploma or equivalency, by 2018 this number had risen to 69%. Over the same time period the percent of residents with a college degree increased from 4% to 13%.

The Fifth Ward neighborhood is home to four public elementary schools, which include Atherton, Bruce, Henderson, and Dogan; Fleming Middle School; and Wheatley High School. Three other schools are located in the neighborhood, and include the HISD Secondary Disciplinary Alternative Education Program

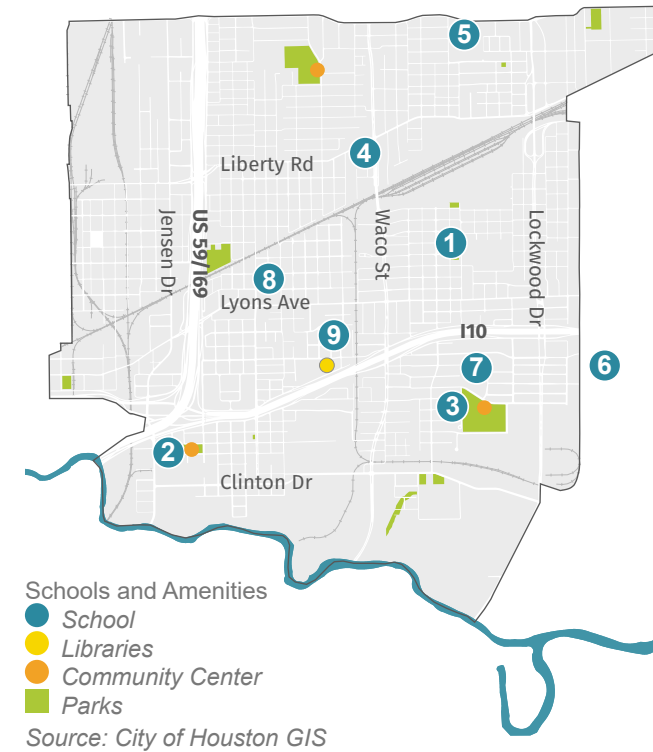
(DAEP), Mickey Leland College Preparatory Academy for Young Men, and YES Prep Fifth Ward. McReynolds Middle School, just southeast of Fifth Ward, also serves area students. The majority, or 79%, of students attending area schools live in the community. The exception is Leland College Prep, which is estimated to draw only 16% of its student body from the Fifth Ward.

Overall enrollment at area public schools has remained the same since 2010, which is inconsistent with the decline in the number of school age residents between the ages of 5 and 17 years. More specifically, between 2010 and 2018 this age group declined by 559, or 14%.

The average age of school facilities is 28 years, with the oldest building constructed in 1950 and the newest in 2016.

In 2019, 98% of students enrolled at Fifth Ward public schools were economically disadvantaged. Furthermore, in 2018 more than one-quarter of area families did not have a computer and more than one-third did not have access to the internet. Technology access has become increasingly necessary with the transition to remote learning.

Ensuring that Fifth Ward students and families have the resources necessary to succeed academically is key.



58% Of Fifth Ward residents under 18 years of age live in poverty

32% Of Houston residents under 18 years of age live in poverty

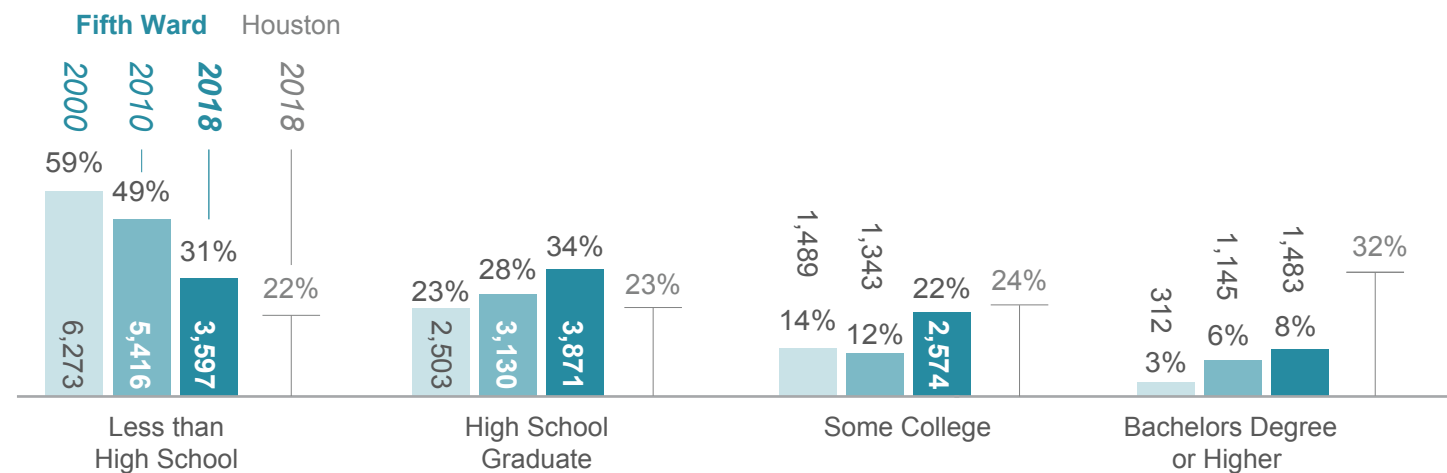
Population < 18 years Living in Poverty, Source: ACS 2018

98% Of students enrolled in Fifth Ward public schools were economically disadvantaged in 2019

80% Of students enrolled in HISD public schools were economically disadvantaged in 2019

Economically Disadvantaged Students, Source: TEA 2019

Between 2000 and 2018 the percent of Fifth Ward residents with a high school diploma or equivalency increased substantially, rising from 41% to 69%



Educational Attainment, Source: Census 2000, ACS 2010, ACS 2018

The average age of area school buildings is 28 years. Overall enrollment at area public schools has remained the same since 2010.

1	Atherton Elementary School	2012	585	+71%	80%
2	Bruce Elementary School	2012	495	-17%	78%
3	Henderson Elementary School	1960 (estimated)	321	-8%	87%
4	Dogan Elementary School	2012	607	+89%	92%
5	Fleming Middle School	2007	486	-8%	89%
6	McReynolds Middle School	1955 (estimated)	595	-32%	94%
7	Wheatley High School	2006	873	-18%	95%
8	Mickey Leland College Prep	2016	491	N/A	16%
9	YES Prep Fifth Ward	1950 / Renovated 2017	895	N/A	N/A

Year School Built, Enrollment, Enrollment Change, and Percent Students Living in Zone
 Sources: HCAD Public Data, 2019, HISD Data 2018-2019, HISD Enrollment Data 2019-2020

The performance of area schools have improved over the past several years, as assessed by Children at Risk. However, two elementary schools as well as Wheatley High School received failing grades in 2019.

Student success, teacher effectiveness, and school performance are connected, and many factors impact a child's opportunity to excel. In 2018-2019, the average teacher experience in Fifth Ward public schools was 10 years, this was equal to the average years of experience for teachers in

Texas overall. In the 2017-2018 academic year, average class size of elementary schools in Fifth Ward was lower than the State average, with 17 students per classroom, compared to 19 statewide. Further, the attendance rate at Fifth Ward public schools in the same year was 93%, just slightly lower than the average attendance rate of 96% in the State of Texas. In 2017-2018, the overall disciplinary incident rate in HISD was 22 per 100 students. According to data provided by area schools the incident rate in Fifth Ward is only 4 per 100 students.

STAAR Third Grade Reading scores for area elementary schools vary greatly, with Atherton Elementary students consistently outperforming students in HISD overall. Henderson Elementary, however, has consistently low scores for third grade reading.

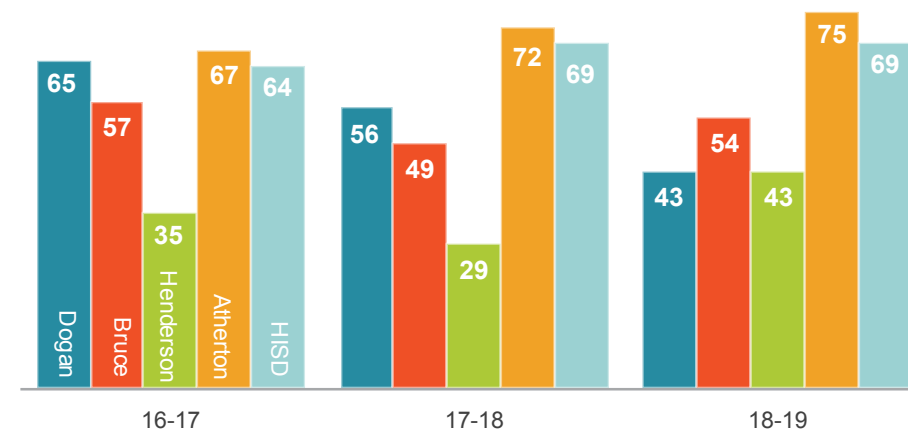
In 2017-2018, Wheatley High School had a 66% four year graduation rate and a 24% dropout rate, in HISD the rates were 81% and 13% respectively.

Supporting area schools, students, and families can improve academic achievement.

In 2018-2019, the average teacher experience in Fifth Ward public schools was 10 years, equal to the average years of experience for teachers across the State of Texas.

	Teacher Experience (In Years)	Wraparound Services	Transitional Bilingual Program
1 Atherton Elementary School	20	YES	NO
2 Bruce Elementary School	10	YES	YES
3 Henderson Elementary School	10	YES	YES
4 Dogan Elementary School	7	YES	YES
5 Fleming Middle School	9	YES	NO
6 McReynolds Middle School	6	YES	YES
7 Wheatley High School	10	YES	NO
8 Mickey Leland College Prep	N/A	YES	N/A
9 YES Prep Fifth Ward	N/A	YES	N/A

Teacher Experience, Wraparound Services, Bilingual Education, Source: HISD School Profiles



Third Grade STAAR Reading, Sources: HISD School Profiles, HISD Data

Students at Atherton Elementary consistently perform better on the STAAR Third Grade Reading test than students in HISD overall.

66% Four year graduation rate at Wheatley High School, 2017-2018

24% Four year drop out rate at Wheatley High School, 2017-2018

81% Four year graduation rate in HISD, 2017-2018

13% Four year drop out rate in HISD, 2017-2018

Sources: HISD, Texas Education Agency, 2017-2018 Data

	2015	2017	2019
1 Atherton Elementary School	F	F	B+
2 Bruce Elementary School	F	F	F
3 Henderson Elementary School	F	D+	D-
4 Dogan Elementary School	F	F	F
5 Fleming Middle School	F	D-	D-
6 McReynolds Middle School	F	D	C-
7 Wheatley High School	F	F	F
8 Mickey Leland College Prep	N/A	C	C
9 YES Prep Fifth Ward	C-	B-	C+

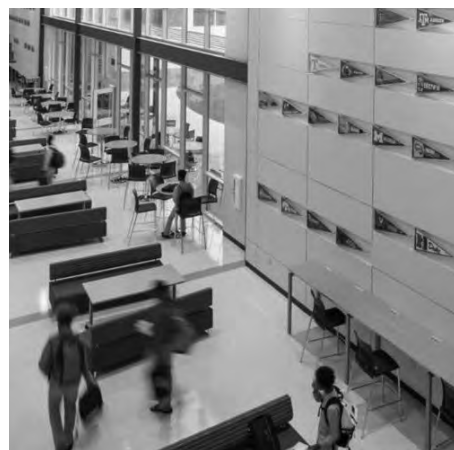
Children at Risk graded three of the nine schools in Fifth Ward with an "F" in 2019. However, the overall quality of area schools has improved since 2015.

Children at Risk School Rankings and Enrollment, Sources: Children at Risk, Texas Education Agency

Access to high quality early education, after school and summer enrichment programs, and other resources can assist families in ensuring their children have access to the tools and opportunities to succeed.

The demographics of school aged children in the Fifth Ward is changing. In 2000, 30% of Black residents and 40% of Hispanic or Latino residents were below the age of 18. By 2018, 20% of Black residents and 34% of Hispanic or Latino residents were below the age of 18. In 2018 overall, 58% of children in the neighborhood were Hispanic or Latino.

Fifth Ward schools, and education and enrichment programs may increasingly need to provide multilingual and multicultural programs to serve students. In

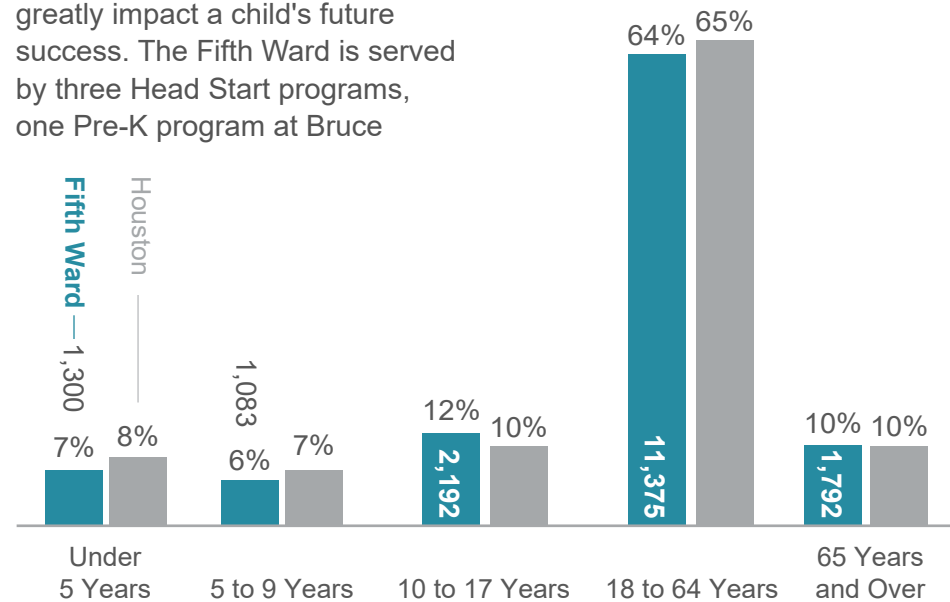


Mickey Leland College Preparatory Academy Population by Age Group, Source: ACS 2018

the 2018-2019 academic year a total of 411 students at area public elementary schools were "English Learners," or 20% of all students.

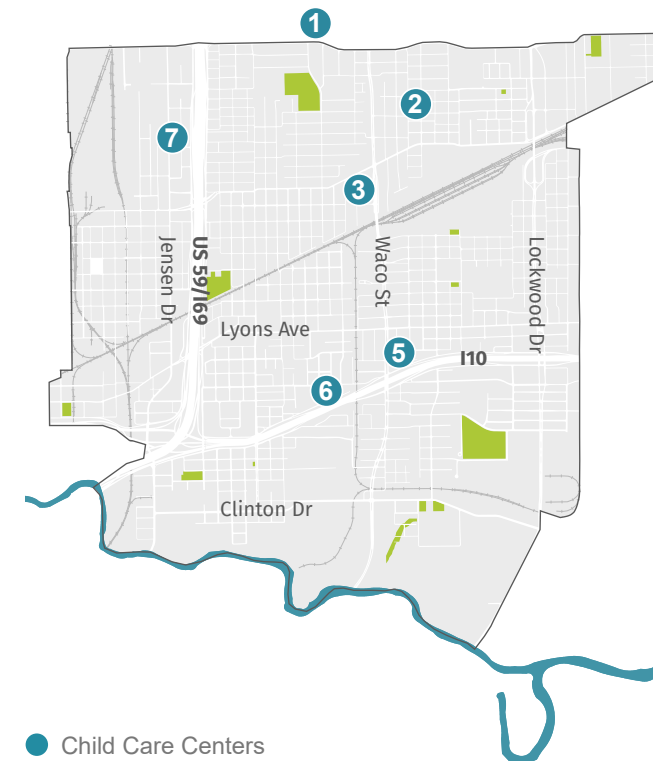
After school and summer programs are closed across the city due to the pandemic. In normal times, Finnigan, Tuffly, and Swiney Parks provided after school and summer programs, as did the Fifth Ward Neighborhood Library and Multi-Service Center, and Julia C. Hester House. However, the six public schools serving the Fifth Ward do not provide after school programming.

Early childhood education, including Pre-K and Head Start, and high quality childcare can greatly impact a child's future success. The Fifth Ward is served by three Head Start programs, one Pre-K program at Bruce



Elementary, and two PALS (Preschoolers Achieving Learning Skills) programs at Atherton and Dogan Elementary Schools. In 2018, 238 children between three and five years of age were enrolled in Pre-K, an estimated 46% of all children in this age group.

In addition, there are seven daycare or childcare centers in the neighborhood with 518 child care slots, of which 153 are subsidized. In 2018, there were approximately 1,300 children under the age of five in Fifth Ward. According to Children at Risk the Fifth Ward is not a childcare desert.



● Child Care Centers
Source: Children at Risk

1	Community Partners Fifth Ward	93	28
2	Kathy's Daycare	12	0
3	Dogan Head Start	110	0
4	Early Head Start	80	0
5	East Orange AME Church	59	35
6	Fifth Ward Head Start	74	0
7	Small Steps Nurturing Center	90	90 (est.)
	Total	518	153

Child Care Centers, Source: Children at Risk

There are a total of seven daycare or child care centers in Fifth Ward with an estimated total capacity of 518 seats, of which 153 are subsidized. In 2018, there were 1,300 children in the Fifth Ward under the age of five years. According to Children at Risk the Fifth Ward is not a childcare desert.

Housing development follows a similar timeline to economic development in Fifth Ward. Significant commercial and residential construction took place from the 1860s until the 1960s. After this time, the neighborhood experienced nearly four decades of disinvestment. The longterm impact of this decline was a loss of nearly half of the housing units in the five decades since 1970.

Today, housing in the Fifth Ward is predominantly modest single-family homes. While a prevalence of single-family homes typically aligns with a high rate of homeownership this is not the case in Fifth Ward. In 2018, 64% of households were renting their home. Renter households are more vulnerable to rising housing

costs and are often less financially secure than owners.

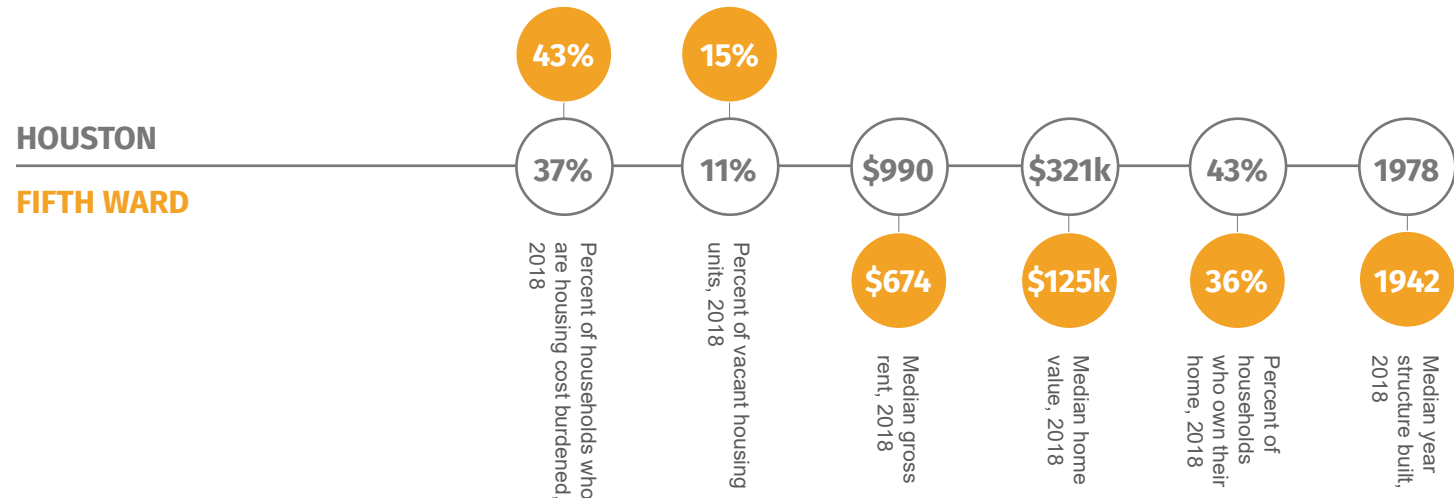
Fifth Ward is also home to the 270-unit Kelly Village, built in 1939 as the Kelly Court Housing Project. The complex was the city's second housing project for Black Houstonians. Clayton Homes, located just south of Fifth Ward, is a 296-unit public housing complex originally constructed in 1952. The complex could be demolished with the TxDOT expansion and realignment of I-45.

Efforts on the part of the Fifth Ward Community Redevelopment Corporation have led to the construction of more than 300 new homes, including two multi-family complexes. In total, there are more than 1,000 units

of affordable housing in the neighborhood.

Over the last several decades the Fifth Ward has seen an expansion of new housing development. The proximity of the neighborhood to downtown Houston, the recent flight of industry from areas along Buffalo Bayou, and the resulting large parcels of vacant land, have attracted real estate developers. As more expensive housing is developed in the neighborhood, some investors are also planning larger-scale commercial development.

New development has the potential to benefit the community by increasing the number of jobs, services, and amenities, yet rising property values can also increase costs for longterm residents.



Sources: ACS 2018, Zillow Home Value Index Report, Houston



HOUSING

While the 1970s were a period of expansive growth in the City of Houston, in the Fifth Ward the story is the opposite. The 1970s, in fact, ushered in a period of decline. In the decade between 1970 and 1980 nearly 1,000 housing units were lost. More broadly, in 1970 there were nearly 14,000 housing units in the Fifth Ward, by 2018 this number had declined to just under 7,500 units, a 46% decrease. As housing units were demolished or lost through other means, the population also declined. In many ways the loss of housing and people was also a

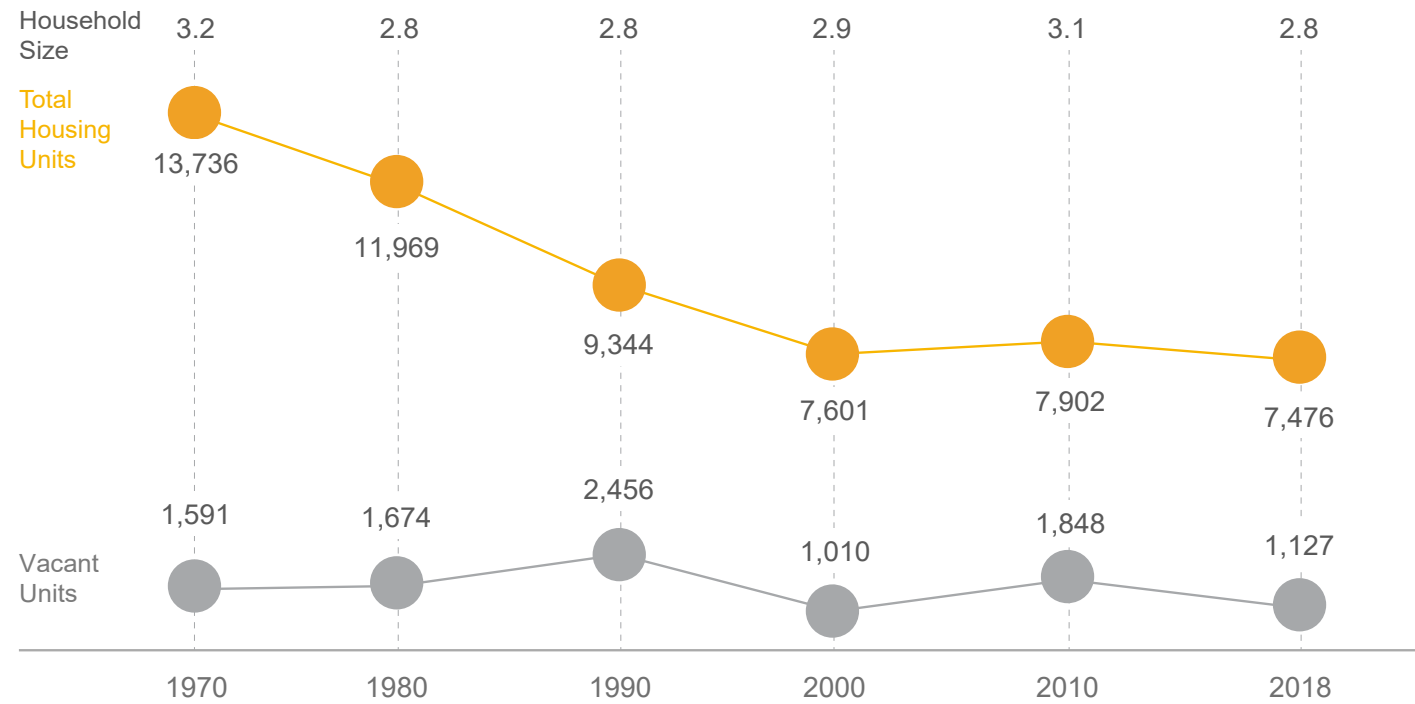
factor in the decline in economic investment since 1970.

Since 2000, the number of housing units in the neighborhood has stabilized but has yet to experience transformative growth. Acres of vacant land, parcels where many former homes stood, remain undeveloped. Further, 15% of existing housing is vacant.

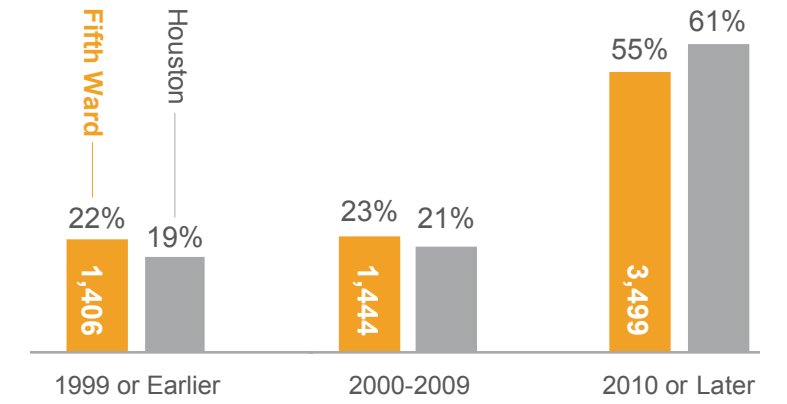
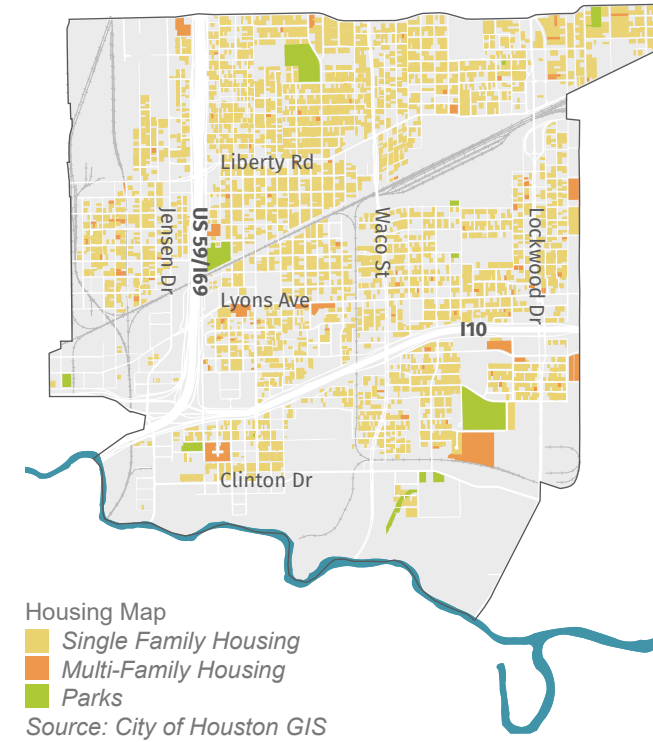
Between 2000 and 2018 approximately 1,100 new housing units had been constructed in the Fifth Ward, representing 14% of all housing. Yet, in the same time

period a slightly higher number of homes were demolished. Since 2000, new homes in the Fifth Ward are larger than older homes. The average size of homes built prior to 2000 is 1,100 square feet, the average size of homes built after 2000 is 1,700 square feet. Over the same time period, the average number of persons per household declined slightly.

In 2018, 73% of all existing homes were built before 1979. Housing units built before 1978 are more likely to have lead paint, representing serious health hazards for children.



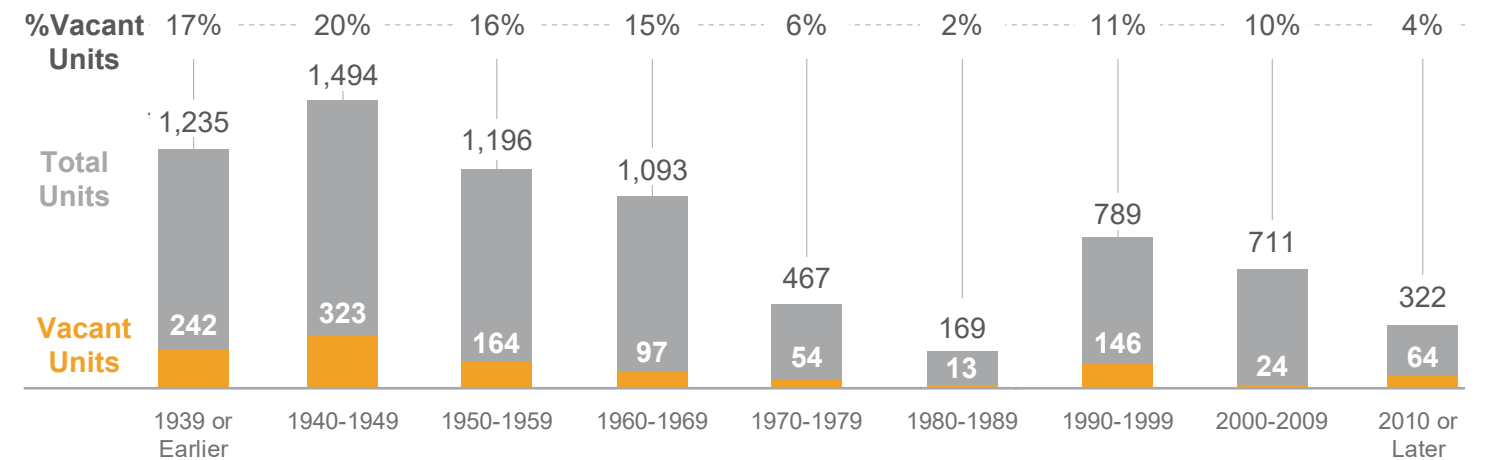
Household Size, Total Housing Units, and Vacant Units Over Time
Sources: 1970, 1980, 1990, and 2000 Decennial Census, ACS 2010, ACS 2018



Housing Units by Year Householder Moved Into Unit
Source: ACS 2018

1,100 Average size of home built before 2000 (in square feet)
1,700 Average size of home built after 2000 (in square feet)

Between 1970 and 2018 more than 6,200 housing units were lost in the Fifth Ward, a 46% decline. In 2018, 73% of all housing units in Fifth Ward were built before 1979. Homes constructed before 1978 are more likely to have lead hazards.



Housing Units and Vacant Units, By Year Built in 2018, Source: ACS 2018

In the 1960s, Fifth Ward was profoundly affected by the construction of I-10 and U.S. 59. The neighborhood was divided into three segments, which resulted in countless residential displacements and a significant economic impact to the main commercial streets of Lyons Avenue and Jensen Drive.

Currently, the TxDOT proposed re-alignment and expansion of I-45, titled the North Houston Highway Improvement Project (NHHIP), could significantly impact the neighborhood, including displacing residents.

According to the TxDOT draft Community Impact Assessment (CIA) from December 2019, the proposed project would displace 32 single family homes,

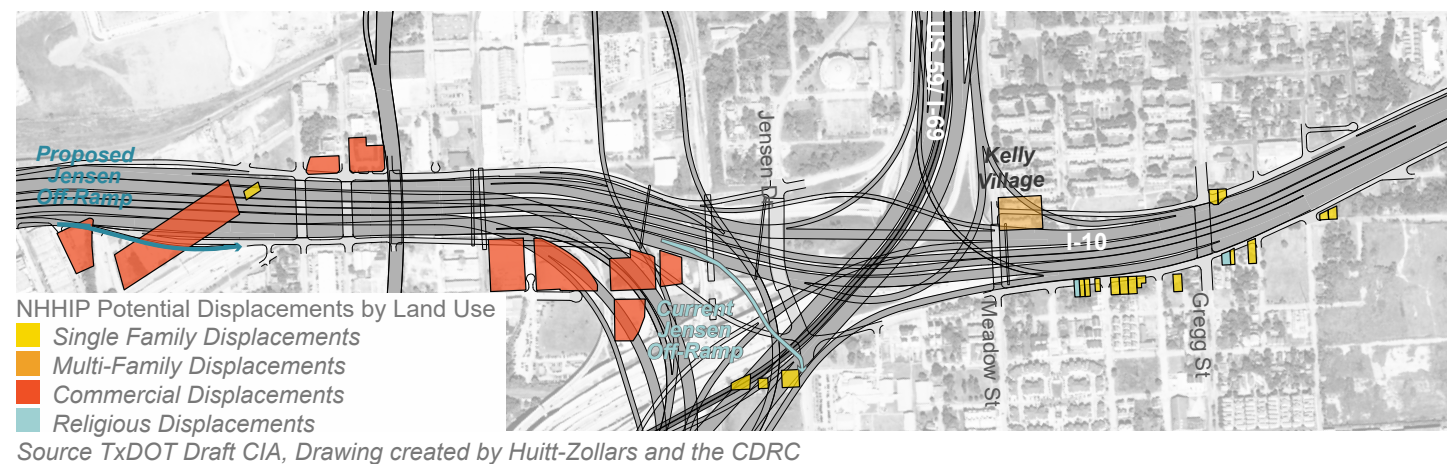
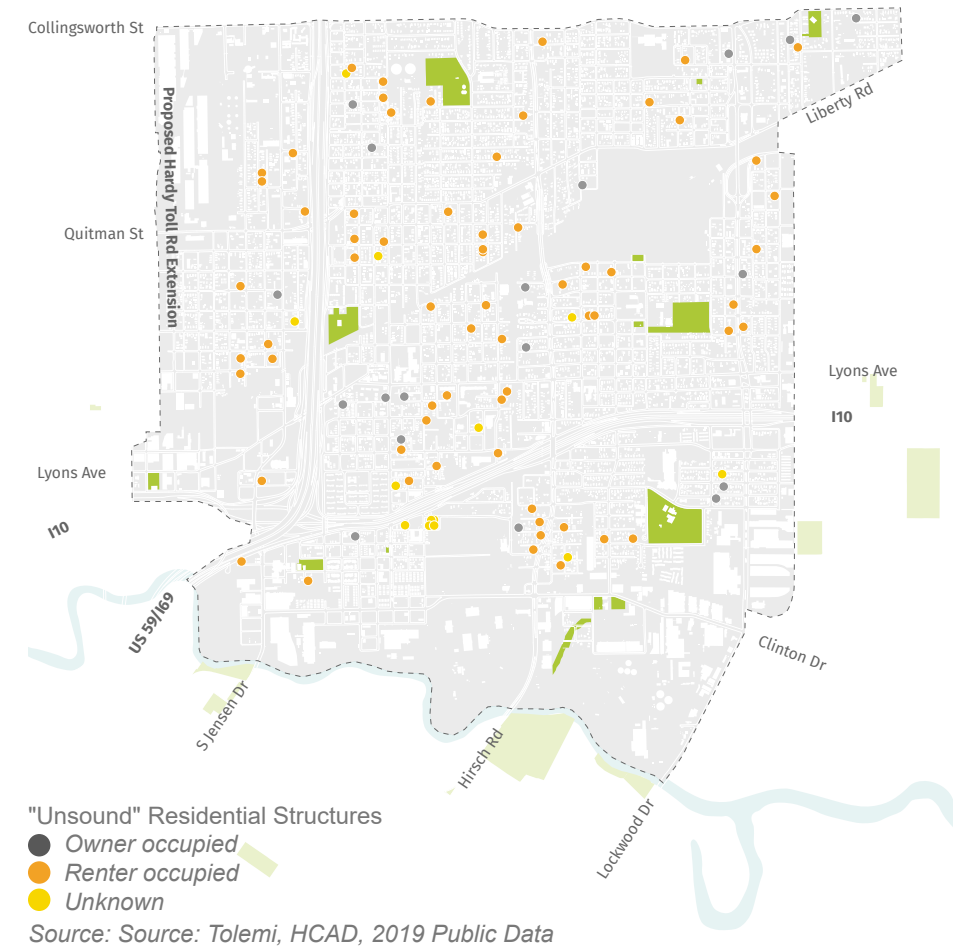
50 public housing units from Kelly Village, and two churches. Clayton Homes, just south of the neighborhood boundary, would also be demolished. The TxDOT document states, "The Preferred Alternative's proposed right-of-way would displace more single-family residences in the Greater Fifth Ward than in any other Super Neighborhood in the Segment 3 study area."

The proposed NHHIP will also impact the Jensen Drive exit. As proposed, the Jensen Drive exit would be located further west, and serve McKee Street, Hardy Street and Jensen Drive. TxDOT has proposed an exit to Gregg Street as mitigation for this issue. Although there will be no business displacements within the Fifth Ward boundary as a result of the

NHHIP, the reduced connectivity will impact access to Jensen Drive, a primary commercial and business corridor in the neighborhood.

According to 2019 public data on the condition of housing in the Fifth Ward provided by the Harris County Appraisal District (HCAD), 96 area homes are considered "unsound." Based on the HCAD records 18 of these homes are occupied by owners (owner address is the same as the property address). These homes are in very poor condition and likely need to be demolished.

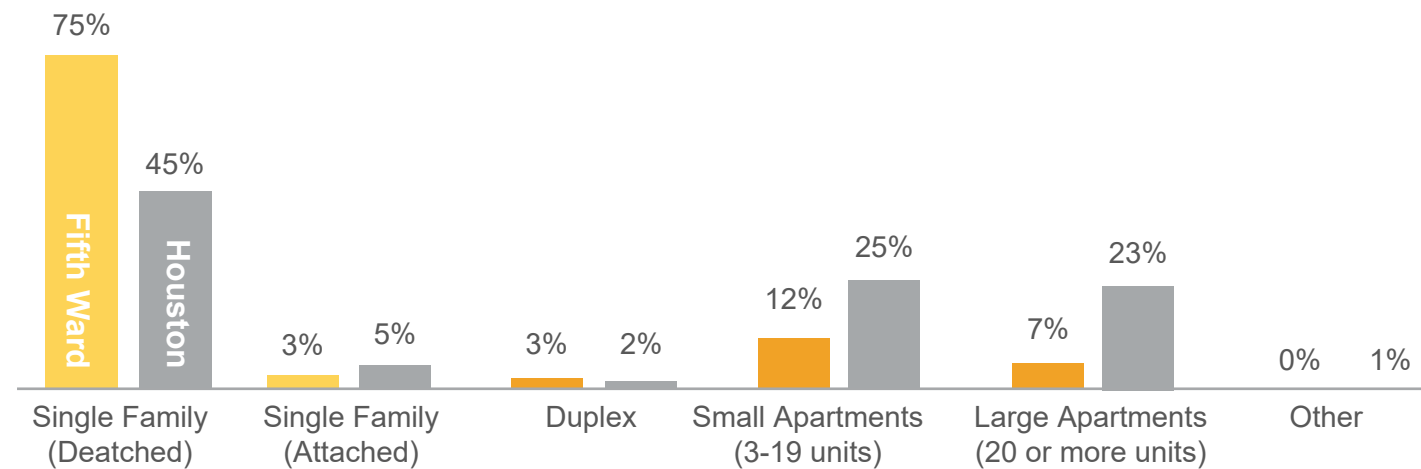
Working to prevent the deterioration of area housing and preventing displacements, particularly historic structures, could help to preserve affordable housing in the neighborhood.



Examples of "Unsound" Residential Structures

The majority of the housing stock in Fifth Ward is made up of detached single-family homes. In 2018, single-family homes comprised 75% of all housing by type. In the same year, only 19% of the housing stock in the neighborhood was multi-family, as compared to 48% of the housing units in Houston.

Similar to conditions across the City of Houston and the United States, Black families in Fifth Ward have a lower rate of home ownership than other racial or ethnic groups. For example, while 36% of all Fifth Ward households were homeowners in 2018, only 31% of Black or African American households owned their home. In contrast, 52% of white households were owners. Home ownership



Housing by Type, Source: ACS 2018

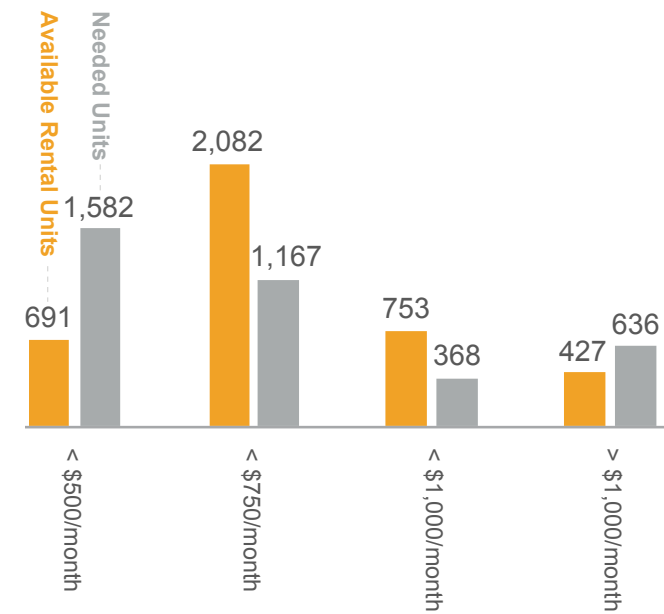
can provide financial security and build generational wealth.

Approximately 4,100 households in the neighborhood were renters in 2018, representing 64% of all households. In Houston overall 57% of households were renters. In 2018, there were 1,582 households who could only afford \$500 per month in rent, yet there were only 691 units available at this price.

Since January of 2020, 176 families have been evicted from Fifth Ward rental properties, representing 3% of all households. Over the same time period the Houston eviction rate was 2%. As the global pandemic continues to impact the economy, there is fear that eviction rates across the country will rise and

thousands of families will be left homeless.

The Fifth Ward is home to six affordable housing developments with over 1,000 units supported through the HUD Multi-Family Program, Low Income Housing Tax Credit Program, or HUD Public Housing Program. The developments include Lyons Village, Pleasant Hill Village, Cleme Manor, Sakowitz, Kelly Village, and Kennedy Place. Approximately 50 units at the 270-unit Kelly Village complex operated by the Houston Housing Authority are at risk of being demolished with the North Houston Highway Improvement Project. In 2019, the complex was at 36% occupancy, with 97 units rented. In addition, 178 families with housing choice vouchers rented in the Fifth Ward in 2018.



Available Rental Units By Price, Needed Units By Income Source: PolicyMap 2018

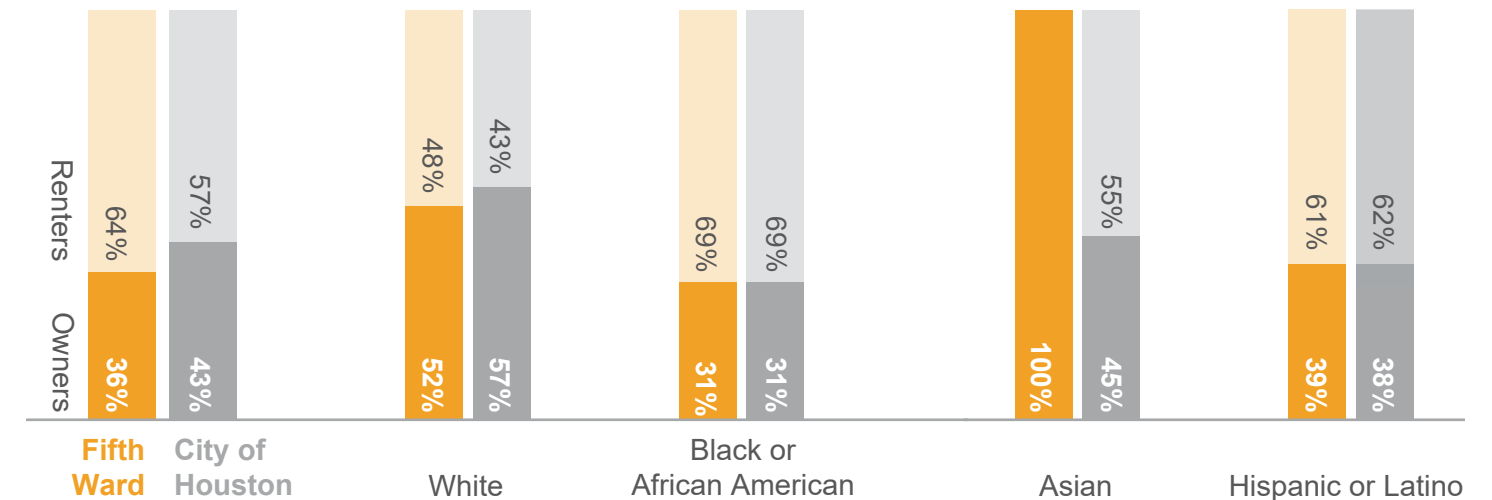
Affordable/Subsidized Housing Units

- 284** Cleme Manor Units (LIHTC, expires 2035)
- 24** Lyons Village Units (LIHTC, expires 2028)
- 165** Pleasant Hill Units (LIHTC, expires 2027)
- 166** Sakowitz Units (LIHTC, expires 2040)
- 270** Kelly Village Units (HUD)
- 166** Kennedy Place Units (HUD)
- 1,075** Total Subsidized/Affordable Units

In 2018, 178 Housing Choice Vouchers were used for rental properties in Fifth Ward

Affordable and Subsidized Housing Units Source: HUD Data, PolicyMap 2018

In 2018, Fifth Ward had 4,100 renter households, comprising 64% of all households. Black or African American households had the lowest rate of homeownership in the neighborhood, at 31%.



Tenure by Race and Ethnicity, Source: ACS 2018

Households who spend more than 30% of their gross monthly income on rent or mortgage payments are considered cost burdened. Across the City of Houston renters are more likely than homeowners to be housing cost burdened. Additionally, residents with a lower household income are also more likely to spend more than 30% of their income on housing.

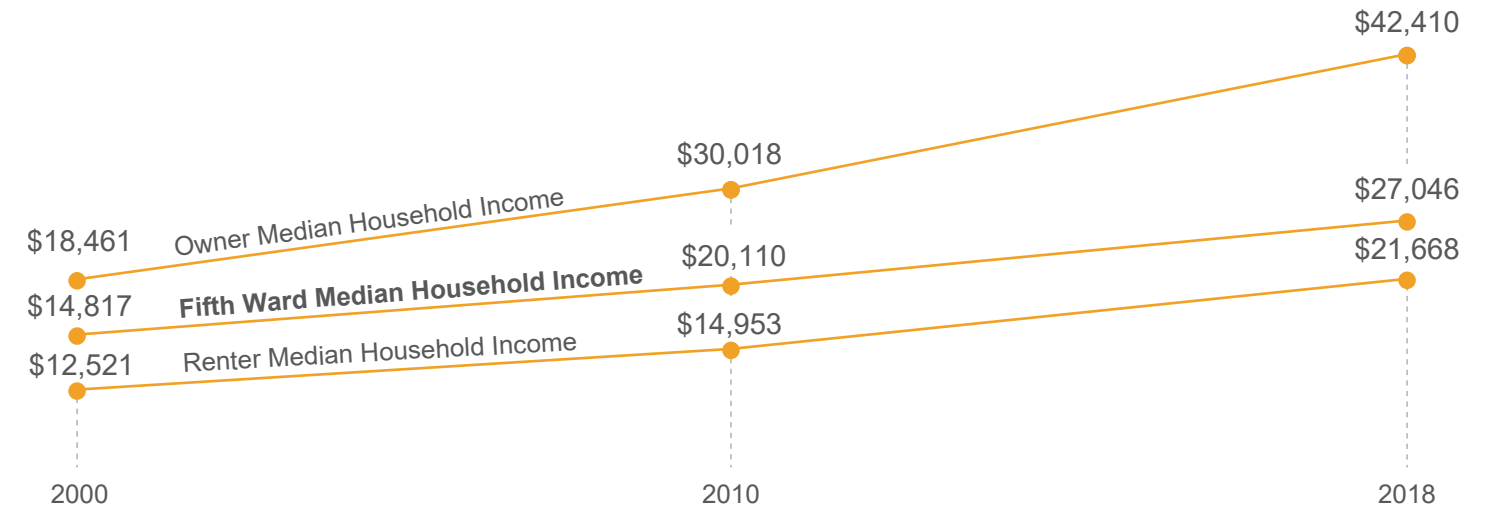
In Fifth Ward, 43% of all households were housing cost burdened in 2018, as compared to 37% of Houston households. However, only 18% of homeowners in the neighborhood

were burdened by housing costs, as compared to 57% of renters. Further, Fifth Ward renters are 9% more likely than Houston renters to be burdened by housing costs.

The difference in housing cost burden between renters and homeowners can in part be attributed to median household income. In 2018, Fifth Ward renters on average brought home about half as much income as Fifth Ward homeowners. More important, however, is that in 2018, 61% of homeowners in Fifth Ward did not have a mortgage, and as a result only 9% of these households were cost burdened.

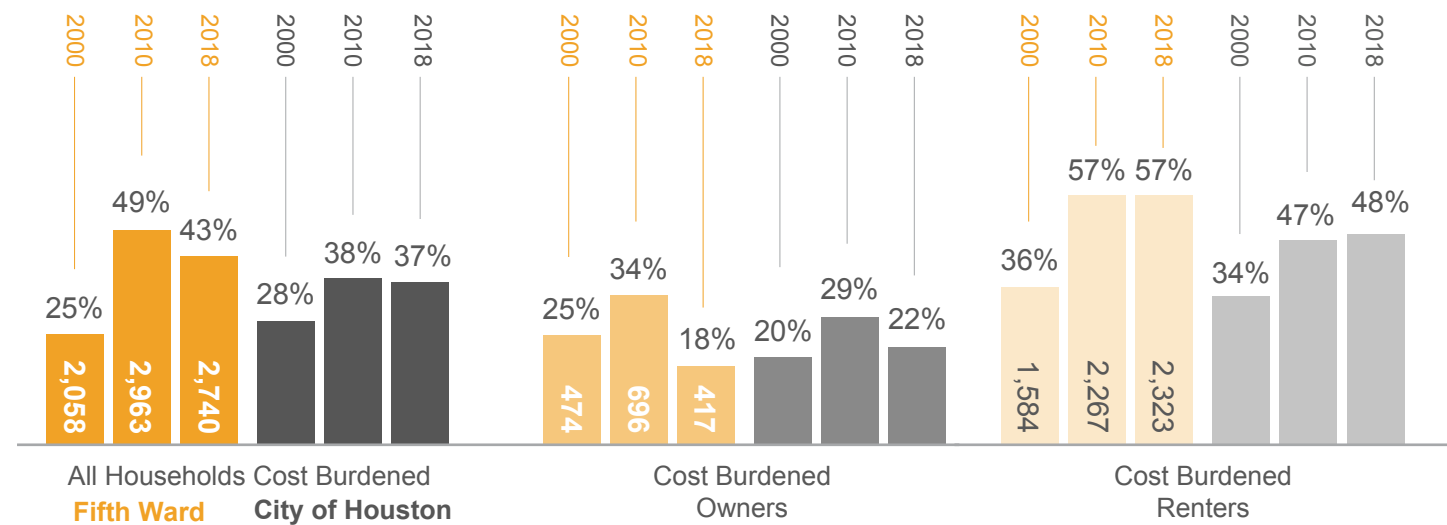
In 2018, 39% of renter households, or 1,528 households, in Fifth Ward had an income of less than \$20,000 a year. Based on this income, affordable rent is \$500 a month. In 2018, Fifth Ward had 691 rental units priced at or below \$500.

The median hourly wage for Fifth Ward renters in 2018 was \$10.42. In the same year, the National Low Income Housing Coalition reported that the wage needed to afford fair market rent on a two-bedroom apartment in the Fifth Ward was \$19.23/hour. Fifth Ward renters would need to work 74 hours per week to afford rent in the neighborhood.

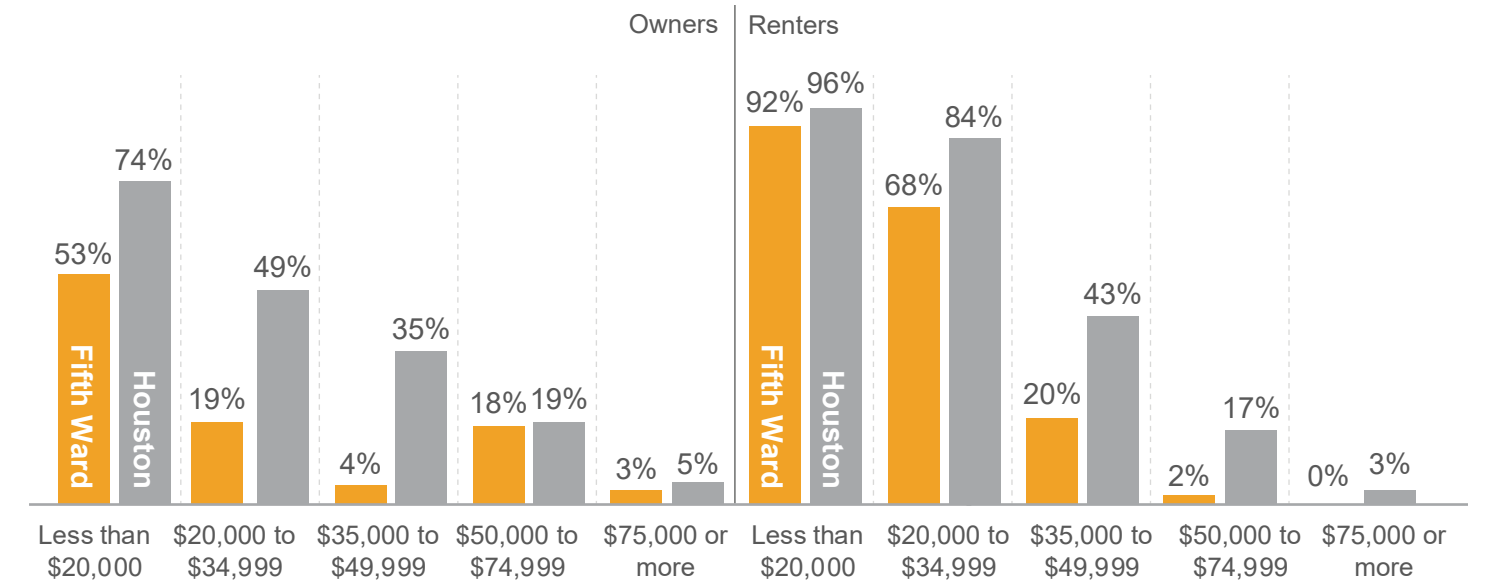


Median Household Income by Tenure, Source: Census 2000, ACS 2010, and 2018

The median household income for renter households in Fifth Ward was half that of owner households in 2018. As in Houston, renters making less than \$20,000 per year have the highest rate of cost burden.



Cost Burden by Tenure, Source: Census 2000, ACS 2010, and 2018



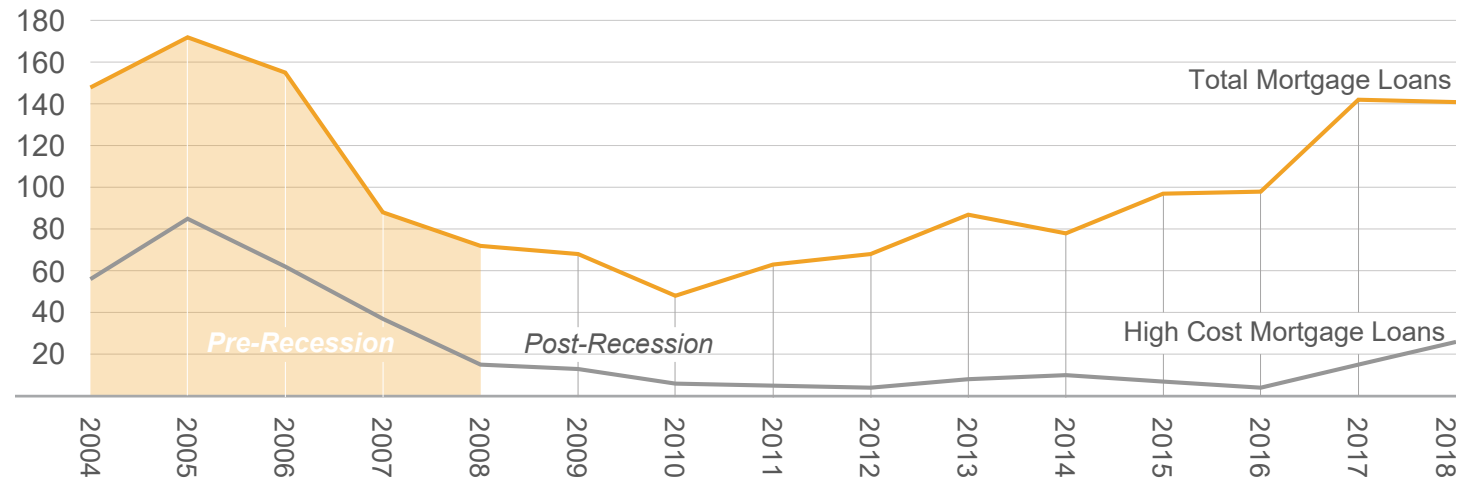
Tenure By Housing Costs as a Percentage of Household Income, Source: ACS 2018

Homeownership is one of the most important factors in building family wealth and enhancing neighborhood stability. The pattern of mortgage lending in the Fifth Ward follows the national trajectory, with an abundance of loans being approved prior to the housing crisis, including a high number of high cost loans, followed by a steep decline in mortgage lending, and then beginning in 2010 a gradual rise.

Specifically, in 2018, a total of 141 mortgage loans were approved for homes in the Fifth Ward, with a median value of \$240,000. More than half of all mortgages were issued to borrowers with an income of more than \$90,000, and 80% of all mortgages went to borrowers earning \$60,000 or more.

Predatory lending, including high cost mortgage loans, was one

of the primary causes for the increase in foreclosures during the national housing crisis. In 2005, nearly half of all mortgage loans in the Fifth Ward were high cost, compared to one-third in Houston. While the prevalence of high cost loans declined sharply following the crisis, these loans are again on the rise. In 2018, high cost loans in Fifth Ward represented 18% of all loans, compared to only 11% in Houston.

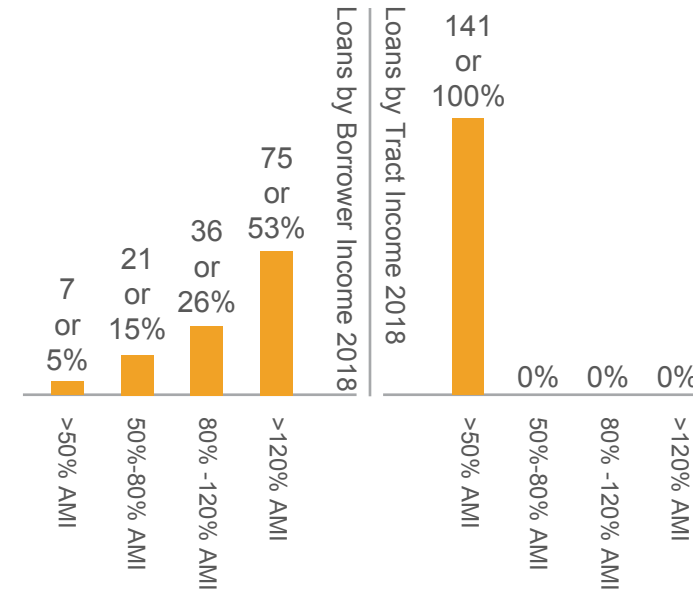


Total Mortgage Loans and High Risk Loans in Fifth Ward, 2004-2018

18% Of mortgage loans in Fifth Ward were high cost loans in 2018

11% Of mortgage loans in Houston were high cost loans in 2018

Sources: Federal Financial Institutions Examination Council (FFIEC), Home Mortgage Disclosure Act (HMDA)

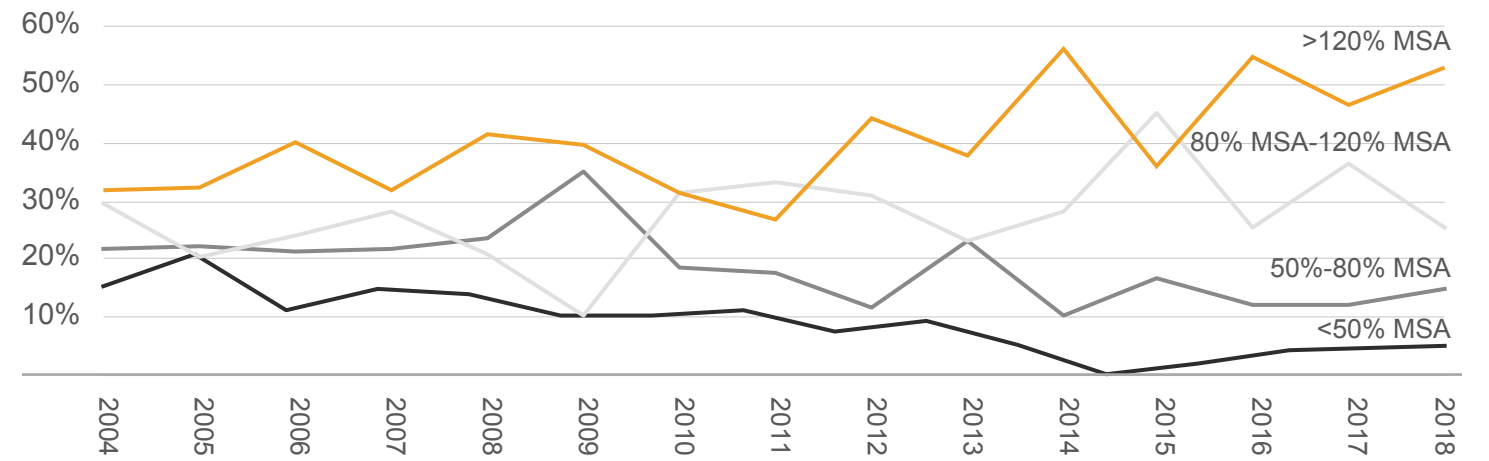


Home Mortgage Loans by Income, 2018
Source: PolicyMap and FFIEC

AMI: Area Median Income, 2018

Household Size	30% AMI	50% AMI	80% AMI	120% AMI
1 Person	\$15,750	\$26,250	\$42,000	\$63,000
2 Person	\$18,000	\$30,000	\$48,000	\$72,000
3 Person	\$20,250	\$33,750	\$54,000	\$81,000
4 Person	\$22,470	\$37,450	\$59,920	\$89,880
5 Person	\$24,270	\$40,450	\$64,720	\$97,080
6 Person	\$26,070	\$43,450	\$69,520	\$104,280

Houston/The Woodlands/Sugar Land Area Median Income, 2019
Source: PolicyMap and FFIEC



Home Mortgage Loans by Borrower Income, 2004-2018

\$240K Median mortgage loan amount originated in Fifth Ward in 2018

\$225k Median mortgage loan amount originated in Houston in 2018

Sources: Federal Financial Institutions Examination Council (FFIEC), Home Mortgage Disclosure Act (HMDA)

REAL ESTATE

The abundance of vacant land and proximity to downtown have made the Fifth Ward attractive for new large-scale developments. In 2019, there were 511 acres of vacant land, including a number of large parcels. In addition, according to Harris County Appraisal District, property investors with more than three holdings control approximately 1,165 acres of land.

To date, new housing developments have been concentrated north of Clinton

Drive in the southwestern portion of the neighborhood, an area adjacent to two large vacant parcels, the former KBR site and the MDI site.

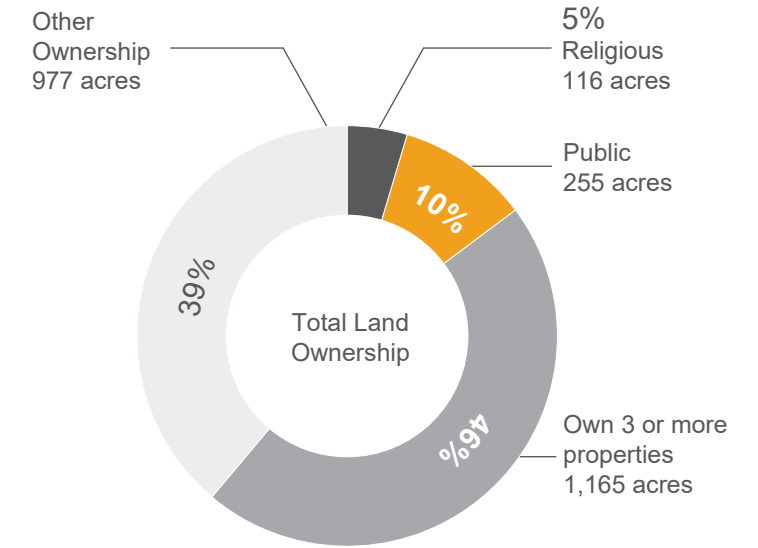
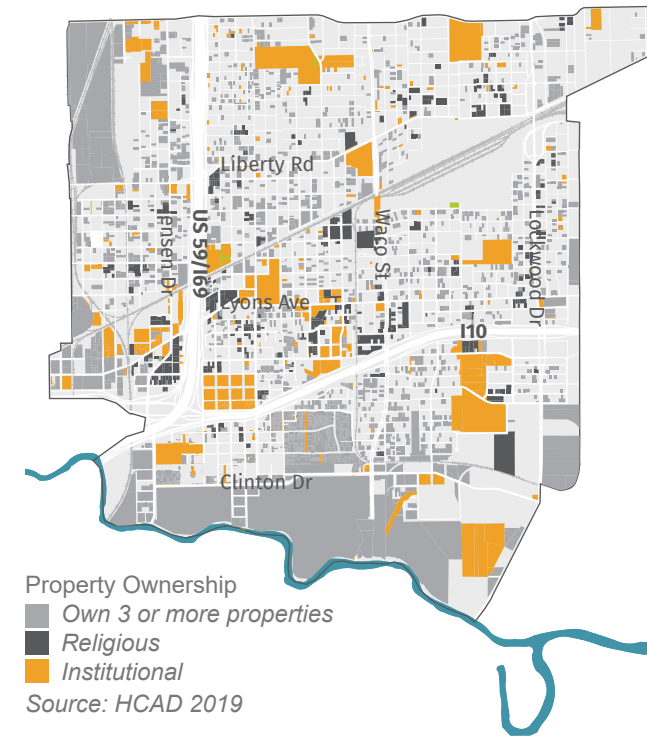
Midway Companies, who controls the KBR site, is planning to begin construction on a 150-acre mixed-use project called "East River" on the southern edge of Fifth Ward along the northern banks of Buffalo Bayou. In addition, the 35-acre MDI site (a former Superfund site) is platted for new residential development. Plans are also

in progress to transform St. Elizabeth Hospital into 179-units of mixed-income housing. New development can increase rents, property taxes, and the overall cost of living in a neighborhood, but it can also provide new amenities and services, including job opportunities.

Smaller scale, lot size redevelopment, is also occurring. As of May 2020, there were 74 active single-family building permits, and five multi-family permits in the Fifth Ward.



Housing and Vacant Land, Fifth Ward

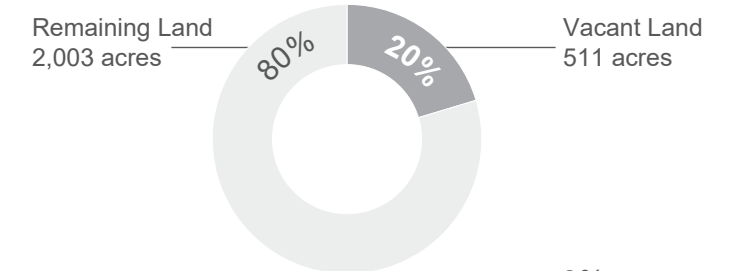


Property Ownership in Acres, Source: Tolemi, HCAD 2019

\$321K Houston Home Value

\$249 Average price per square foot

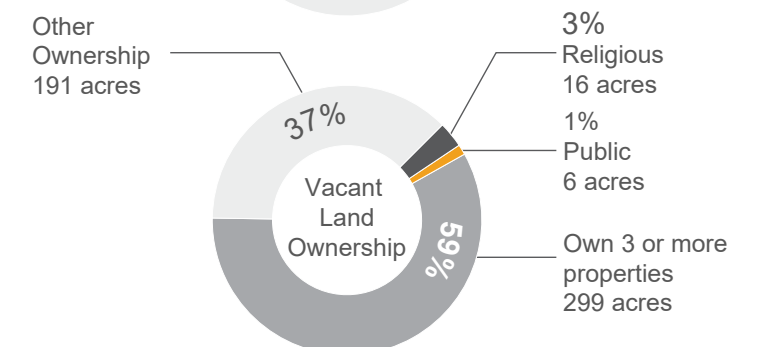
4% Annual Increase in Value



\$125K Fifth Ward Home Value

\$121 Average price per square foot

20% Annual Increase in Value



Vacant Land Property Ownership in Acres Source: Tolemi, HCAD 2019

Home Values, Fifth Ward and Houston, 2020 Source: Zillow Home Value Index Report, Houston

The Fifth Ward is seeing substantial new housing development. Between January of 2017 and August of 2020, 243 new residential construction permits were issued, which represent 89% of all new construction permits in the neighborhood. The type and style of new housing varies from townhomes, to single-family, and larger duplexes.

The average value of a new residential construction permit in

Fifth Ward is \$194,000, which is lower than the Houston average value of \$320,000. The total value of new housing permits issued between January of 2017 and August of 2020 in the Fifth Ward is just over \$42 million.

The Houston Land Bank has sold 59 vacant properties to be developed into housing in Fifth Ward. The properties are predominantly located in the northern section of the neighborhood. Furthermore, the

Houston Land Bank owns an additional 39 vacant lots which could be developed for new housing in the future.

Today, there are 111 properties in Fifth Ward that have been tax delinquent for more than 15 years. These properties are at risk of tax foreclosure. In total there are 541 tax delinquent properties. Rising appraisal values can create financial challenges for households with fixed or limited incomes.

The median value of new residential permits in Fifth Ward between 2017 and 2020 was \$190,000. Over this same time period, the total value of all residential permits in Fifth Ward was \$47,206,407.

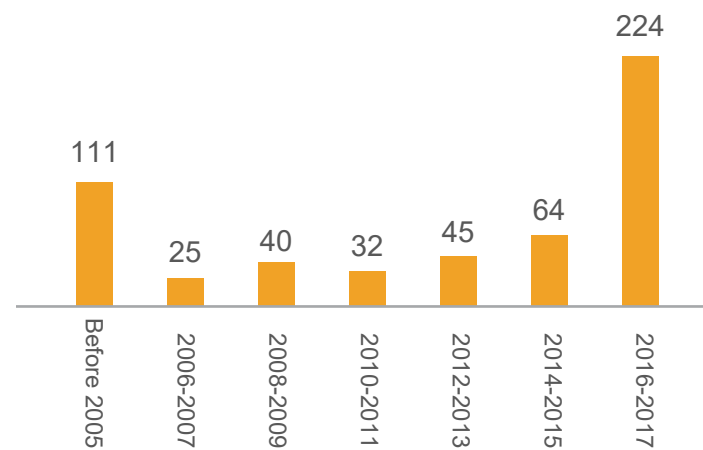
274 New construction permits in Fifth Ward over the last three years

243 New residential permits in Fifth Ward over the last three years

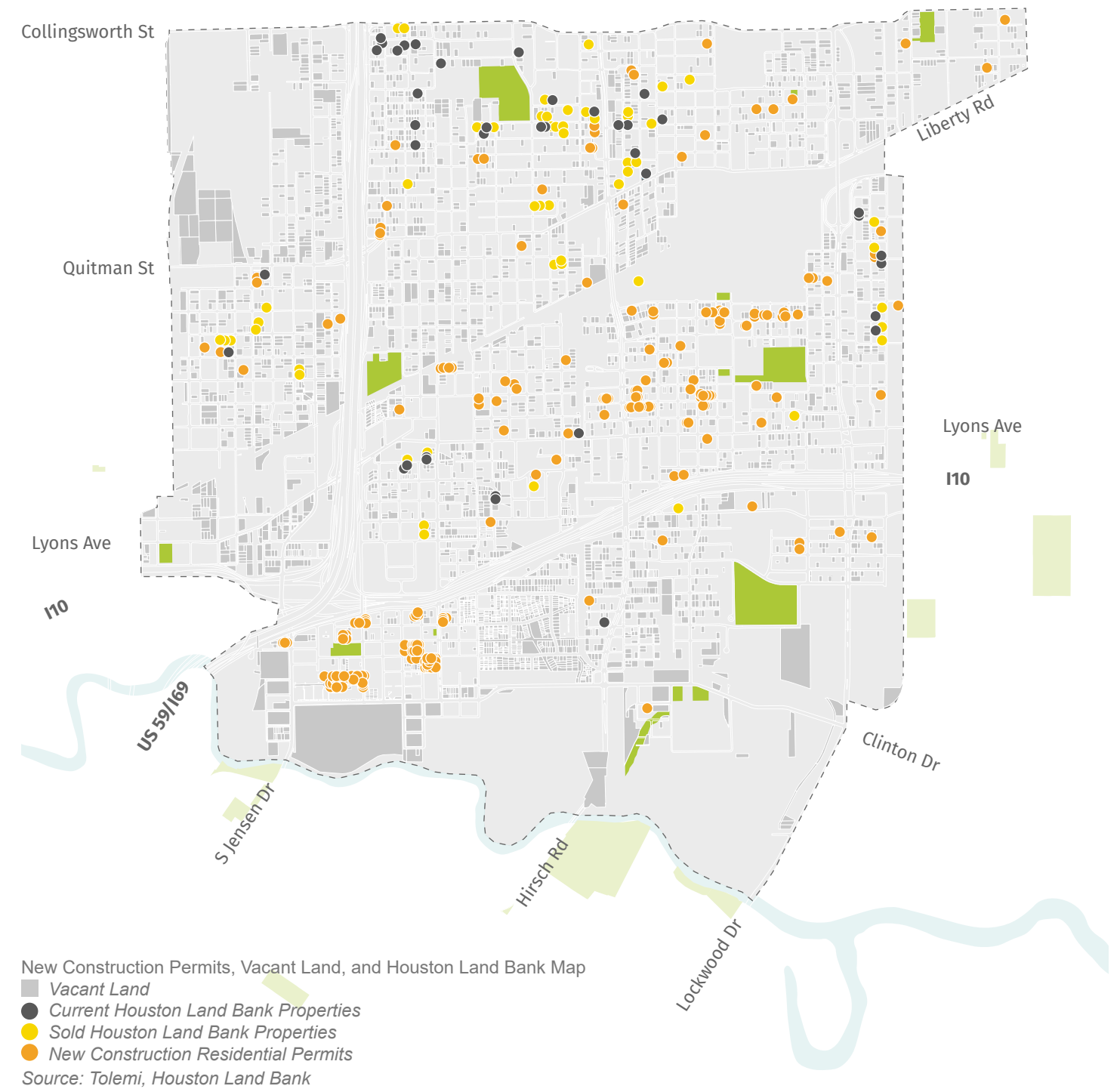
39 Houston Land Bank properties in Fifth Ward in 2020

59 Houston Land Bank properties sold or in development in Fifth Ward in 2020

Construction Permits and Houston Land Bank Properties, Sources: Tolemi, Houston Land Bank



Tax Delinquent Properties, Source: Tolemi



INFRASTRUCTURE

The system of streets in the Fifth Ward, once a continuous grid, is now discontinuous. The grid pattern established before the construction of I-69 and I-10 remains, but is disrupted by the highways, as well as by the railroad that slices diagonally through the neighborhood. This condition makes connectivity a challenge, with only five streets connecting across I-10 to downtown and Second Ward and

five connecting across I-69 to the western portion of Fifth Ward.

The streets themselves are in relatively good condition, with only 32% of all roadways in Fifth Ward receiving a 'poor' or 'very poor' ranking from the City of Houston. Overall, the center of the neighborhood has the highest number of streets rated as "good" by Houston Public Works. Streets in poor condition are concentrated

along the northern, southeastern, and eastern edges of the neighborhood. There are several Capital Improvement Projects in progress in these areas, as illustrated on the map to the right.

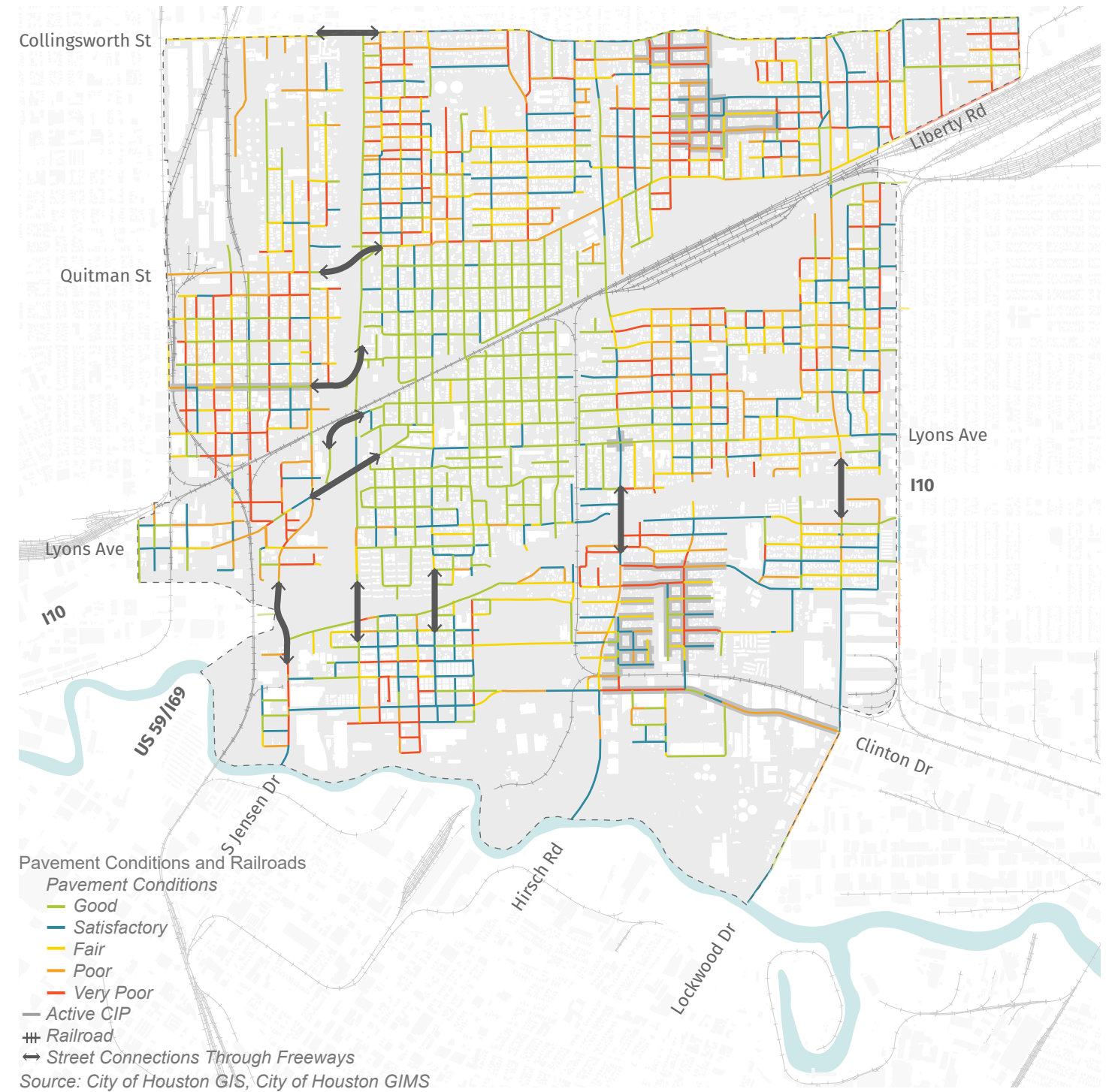
The Fifth Ward Redevelopment Authority-TIRZ 18 will be an important resource for improving the overall condition of infrastructure across the neighborhood in the future.



Photo of Intersection between US 59/I69 and Lyons Avenue

Pavement Condition	Miles
Good	38 miles 31%
Satisfactory	24 miles 20%
Fair	22 miles 17%
Poor	22 miles 17%
Very Poor	19 miles 15%

Source: City of Houston GIS



Source: City of Houston GIS, City of Houston GIMS

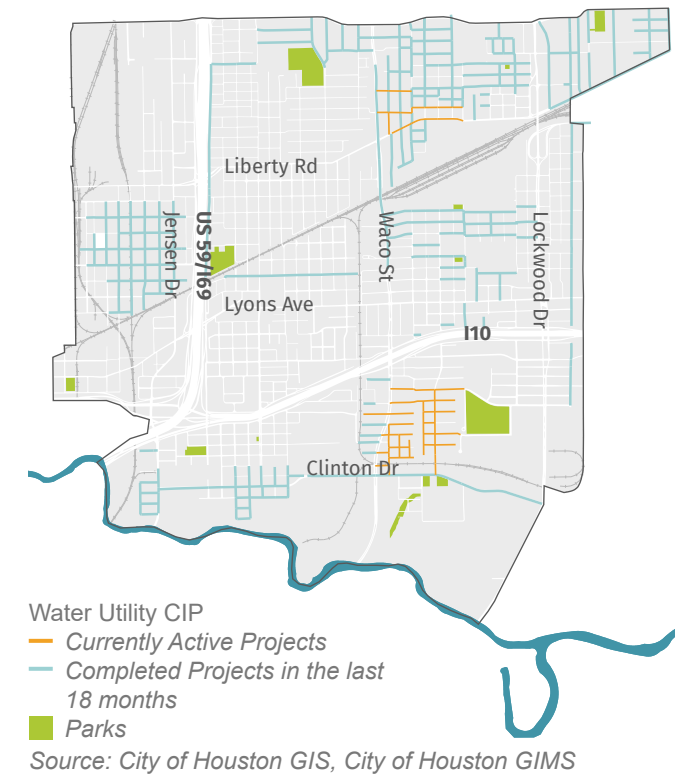
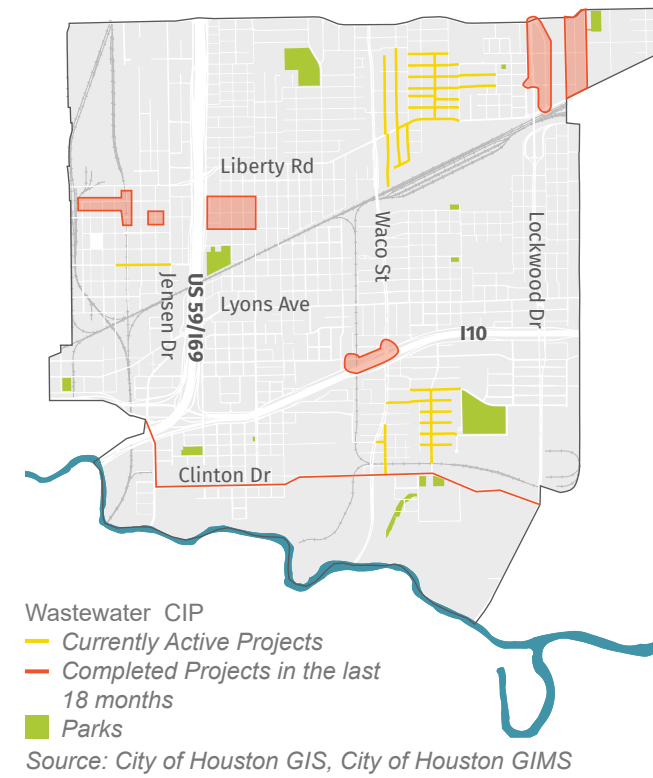
The Fifth Ward is located in an area with very flood risk. Buffalo Bayou, the southern boundary of the neighborhood, is very deep in this location. While the Fifth Ward experiences very little flooding, many homes in the neighborhood were damaged by Hurricane Ike in 2008, including damages to roofs. The extent of the damage is illustrated in the blue tarps on roofs in the aerial from 2008 below.

As the climate changes and weather events become increasingly extreme, it is likely that the neighborhood will continue to struggle with flooding.

Because the majority of housing units in the Fifth Ward are single story and upwards of 50 years old, it is rare to find a home equipped to manage the extreme weather events of recent years. Significant effort is needed to update housing units in the

neighborhood to the standards necessary to survive this new climate normal.

Quality infrastructure is important to attract new development and reduce the costs of building. There are a number of infrastructure improvements recently completed or in progress in the neighborhood. The projects include wastewater and drainage Capital Improvement Projects (see the map to the right).



Aerial Highlighting Blue Tarp Roof Tops after Hurricane Ike in 2008

ENGAGING Civic Advocacy and Leadership | Safety

Active civic leaders and organizations are important agents in strengthening and supporting social cohesion in a neighborhood. Further, social cohesion is one of the primary forces that determines the resilience and strength of a neighborhood.

Many different institutions provide leadership and advocacy in the Fifth Ward, including civic clubs, faith-based organizations, educational institutions, and non-profit organizations, among others.

The Fifth Ward has a long legacy as a strong and welcoming community. Following the Great

Flood of 1927, an event that submerged the Mississippi River Valley, many Creoles of French, Spanish, and African descent migrated to Fifth Ward in search of new homes and jobs and established the area that is still known today as Frenchtown.

Fifth Ward is home to a wealth of historic sites and institutions, with a number of churches that date back more than a century. The historic institutions, along with area schools, community centers, and public spaces, provide important places for people to come together.

Over the past several decades, the Fifth Ward has also become

more diverse, with an increasing Hispanic or Latino population. The demographic shift presents new opportunities and challenges for civic engagement, advocacy, and leadership, mirroring many other Houston neighborhoods.

Safety has been a consistent challenge in the neighborhood. While safety is a complicated issue tied to economic opportunity, family support, and other factors, strengthening social cohesion can assist in making Fifth Ward a safer and more secure place to live.

The history, culture, and legacy of the Fifth Ward are assets to build on in the coming decades.



Sources: Harris County Clerk's Office 2020, ACS 2018, City of Houston 311 Dashboard, HPD NIBRS Statistics 2019



CIVIC ADVOCACY AND LEADERSHIP

Fifth Ward is home to many important historic and cultural sites. Mount Vernon United Methodist Church, founded in 1865, is the oldest institution in the neighborhood. Five other churches are also more than 100 years old. Finnigan Park was only the second Houston park to be open to Black residents and in the 1920s Phillis Wheatley High School was one of the largest Black schools in America.

Today, these impressive historic sites stand beside a wealth of newer community institutions. This includes the Fifth Ward Multi-Service Center, Finnigan

Park Community Center, Swiney Community Center, Tuffly Community Center, Julia C. Hester House, the Fifth Ward Neighborhood Library, and a number of non-profit organizations and schools. These institutions, their history, and their constituents are an invaluable asset in engaging the Fifth Ward community.

Increasingly, connection in both physical and digital space are important. A significant challenge in Fifth Ward is the number of residents without access to the internet. Social media platforms such as facebook, instagram,

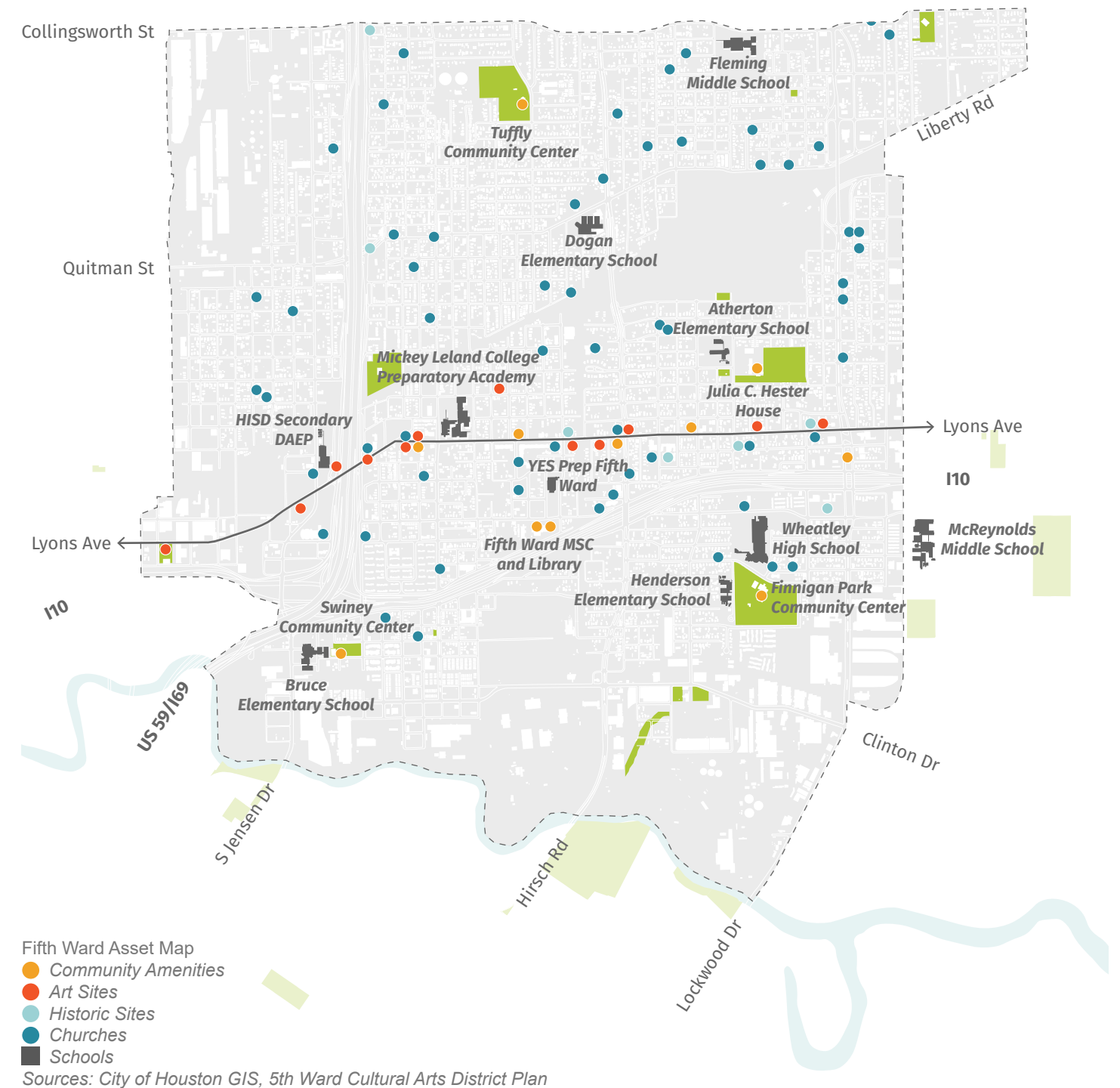
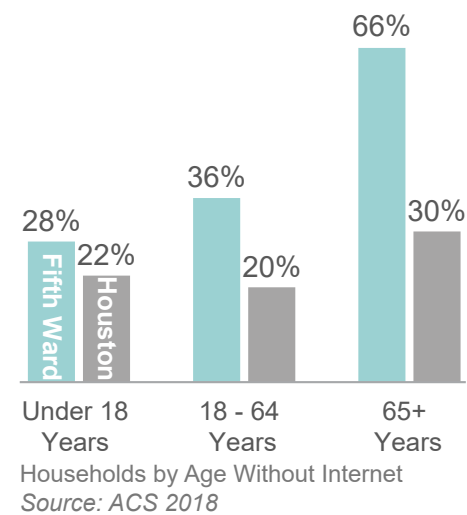
Nextdoor, and others keep people informed and engaged. However, in Fifth Ward, more than one-third of all residents did not have access to the internet in 2018. In the same year, two-thirds of Fifth Ward seniors were not connected to the internet.

Lack of internet access impacts access to information, educational tools, events, programs, employment opportunities, and other resources. Ensuring that Fifth Ward residents are able to access these resources is a priority for civic engagement and advocacy.

In 2018, 66% percent of Fifth Ward seniors did not have access to Internet service at home, more than twice the percent in Houston. Lack of Internet access impacts access to information, educational tools, engagement, employment opportunities, and other resources.



De Luxe Theater



Over the past several decades, the Fifth Ward has become more diverse with a growing number of Hispanic or Latino residents. The diversity of the neighborhood's constituents is an asset to its rich and ever evolving culture, but requires new models for civic engagement.

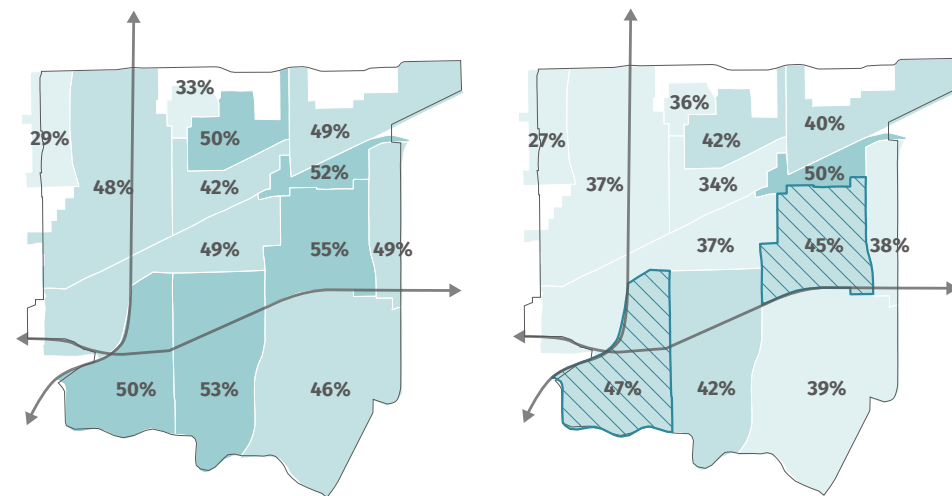
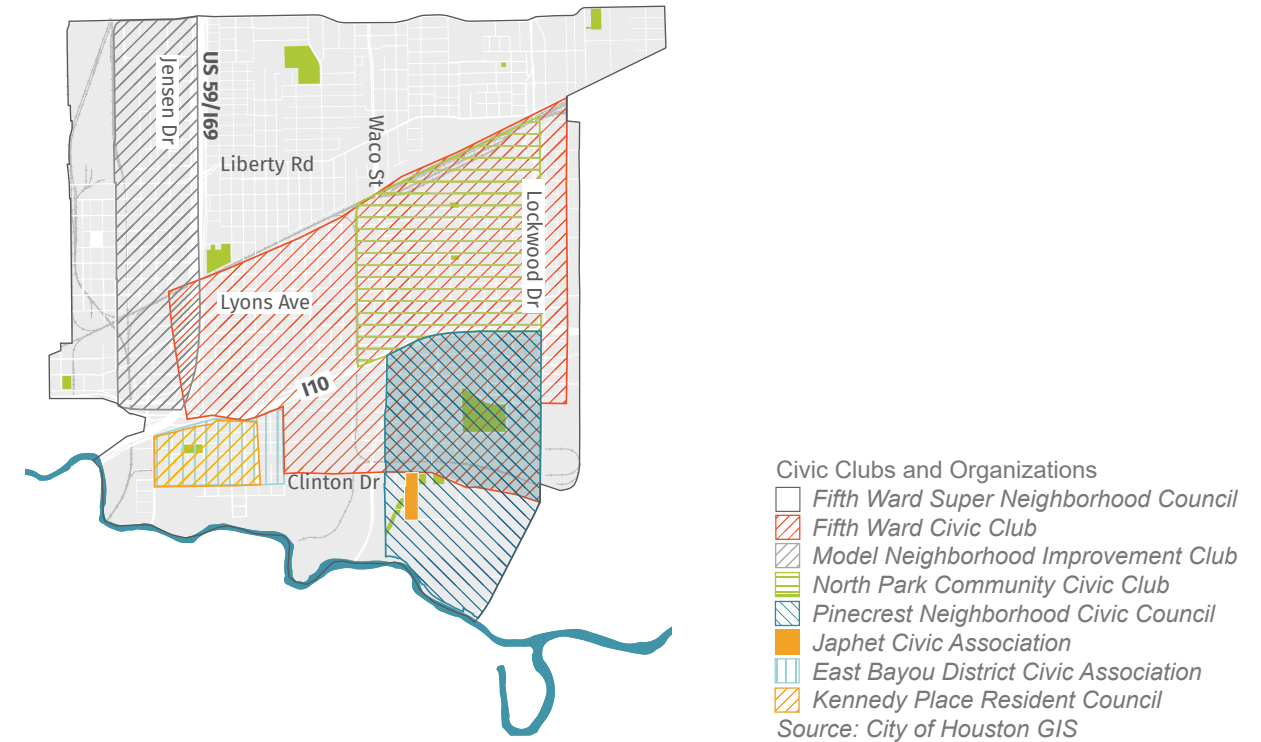
For example, 41% of Fifth Ward residents were fluent in Spanish in 2018, with about half of these residents reporting speaking English "less than very well." As a result, it is important to provide bilingual outreach materials and translations at community meetings.

Further, in 2018, 20% of Fifth Ward residents were born outside of the United States. In Fifth Ward, 24% of all residents born outside the United States are naturalized citizens, as compared to 30% of all residents born outside of the United States in Houston overall. This disparity speaks to the need for immigration resources and legal assistance dedicated to serving the immigrant community.

The participation of Fifth Ward registered voters in political elections is consistently higher than in Harris County overall. For example, in the 2016 general election 61% of registered

voters in Fifth Ward cast a ballot, compared to only 49% in Harris County. Ensuring that residents are registered to vote and that there are no barriers to voter participation is critical.

Many civic organizations are active within Fifth Ward (see map to the right). The Fifth Ward Civic Club, established in the 1930s by local businessman Grand Duke, is the oldest civic club. Today, resident-led, volunteer-based civic clubs are joined by the active Fifth Ward Super Neighborhood Council and community development organizations such as the Fifth Ward Community Redevelopment Corporation.



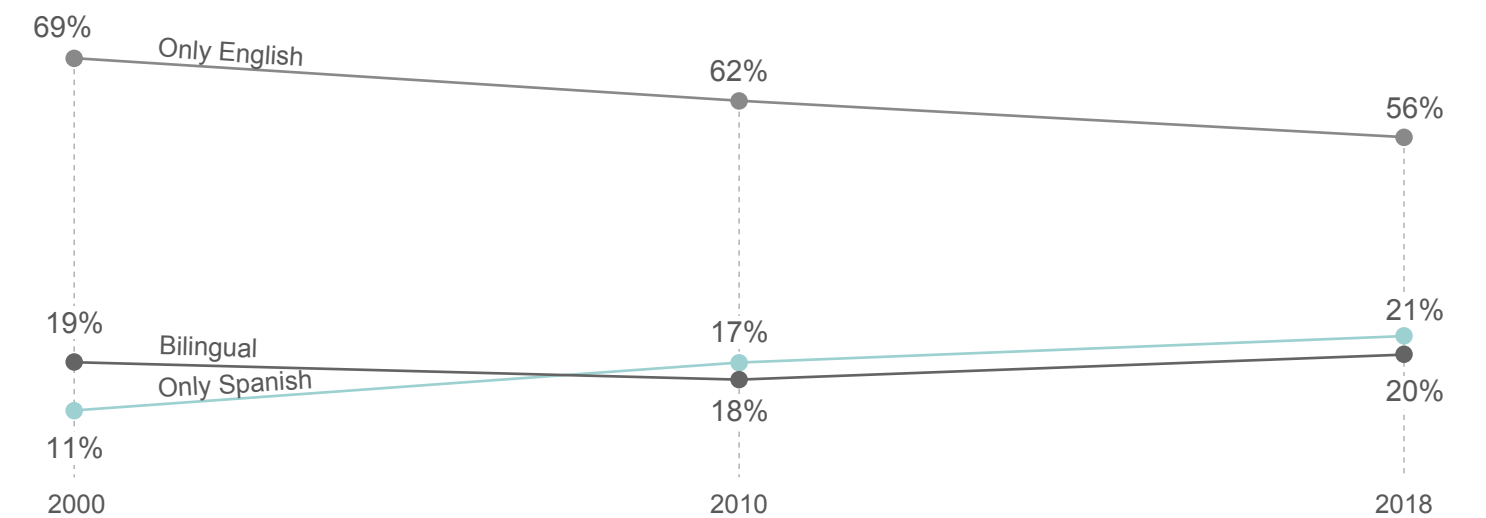
Voter Turnout 2016 Presidential Election

Voter Turnout 2018 Midterm Election
 Significant Voter Registration Increase

Between 2016 and 2018 voter registration increased the most in the precincts highlighted, with 75 new voters registered in the northeast and 125 new voters in the southwest

- 53%** Voter Turnout in Fifth Ward, 2018 Midterm Election
- 40%** Voter Turnout in Harris County, 2018 Midterm Election
- 61%** Voter Turnout in Fifth Ward, 2016 General Election
- 49%** Voter Turnout in Harris County, 2016 General Election

Source: Harris County Clerk's Office



Language Spoken at Home, Source: ACS 2018

SAFETY

Social cohesion is most frequently defined as the strength of relationships and the sense of solidarity among members of a community. The level of social cohesion can also impact the sense of safety and security in a community. As a result, strengthening the bonds between residents is a key factor in creating a safe neighborhood.

In the late twentieth century the Fifth Ward gained a reputation as a dangerous place. In this time period, violent crime across the United States spiked. Addressing the complex issues of crime and safety will ensure that residents feel safe and secure within their community.

In 2019, the crime rate in Fifth Ward was more than three times higher per capita than in Houston. In 2017, violent crime was concentrated in the area north of Liberty Road, while property crime was concentrated near Lockwood Drive and I-10. The Fifth Ward does not have an HPD station, but officers are available Monday through Friday at the Fifth Ward Multi-Service Center.

In 2019, simple and aggravated assault were the most reported crimes in Fifth Ward. Over 1,500 reports of assault were filed, representing 28% of all crimes. In addition, there were 600 reports of vandalism (see the table, bottom right).

While additional policing may address crime challenges in a neighborhood, building relationships and trust among residents can have a similar impact. In addition, improving educational opportunities for residents of all ages, ensuring that residents have access to quality employment, expanding access to mental health care, and supporting programs that bring residents together and strengthen social networks in the neighborhood can also reduce crime and enhance the perception of safety.



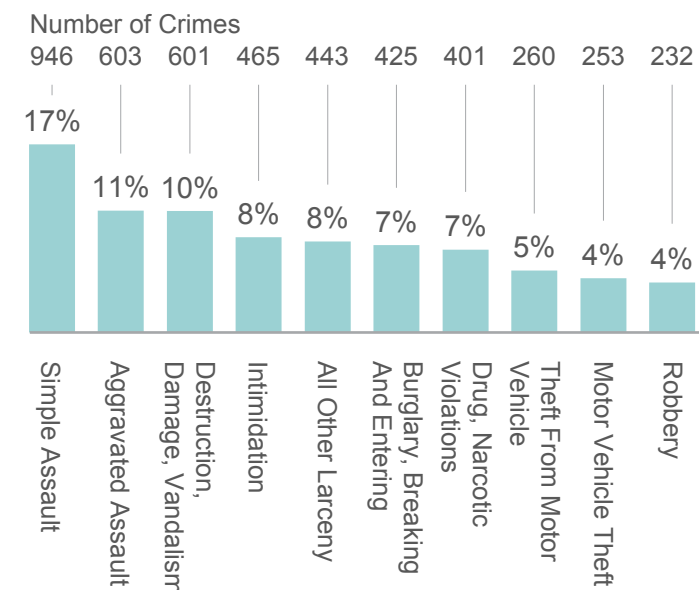
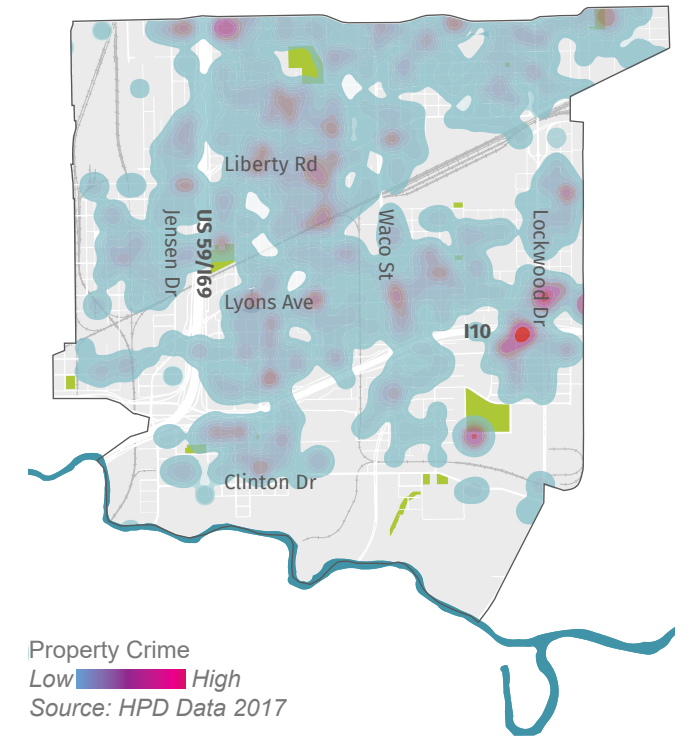
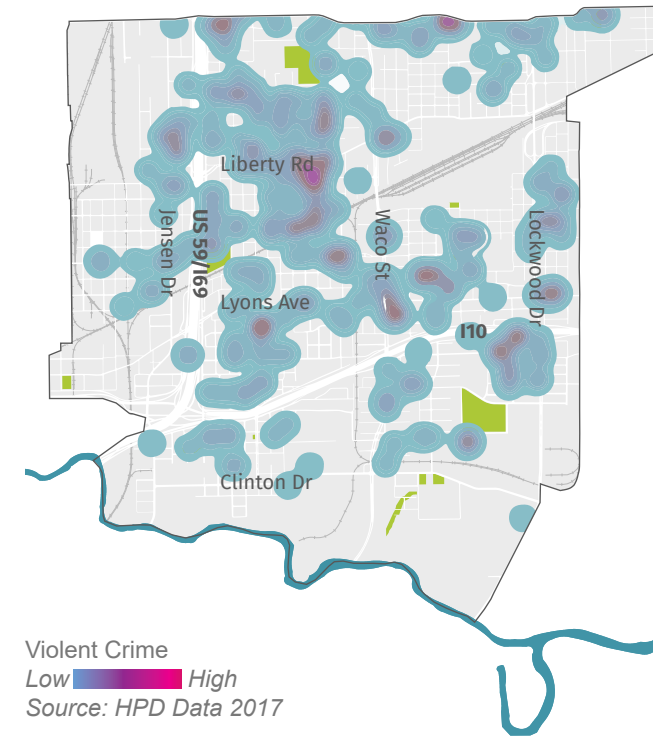
Lyons Avenue

In 2019, the crime rate in Fifth Ward was more than three times higher than in Houston. Assault represented the highest number of reported crimes.

322 Fifth Ward Crime Rate per 1,000 People

99 Houston Crime Rate per 1,000 People

Source: HPD NIBRS Statistics 2019



Top Ten Crime Types in Fifth Ward
Source: HPD NIBRS Statistics 2019

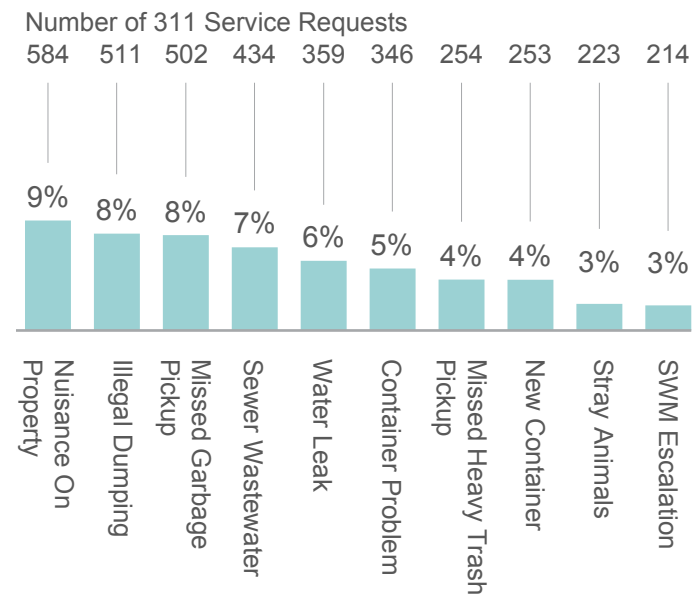
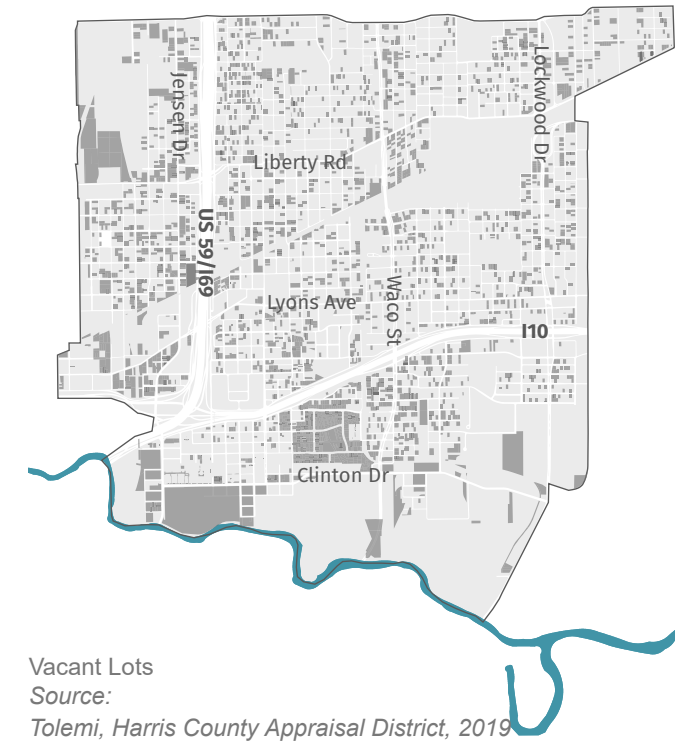
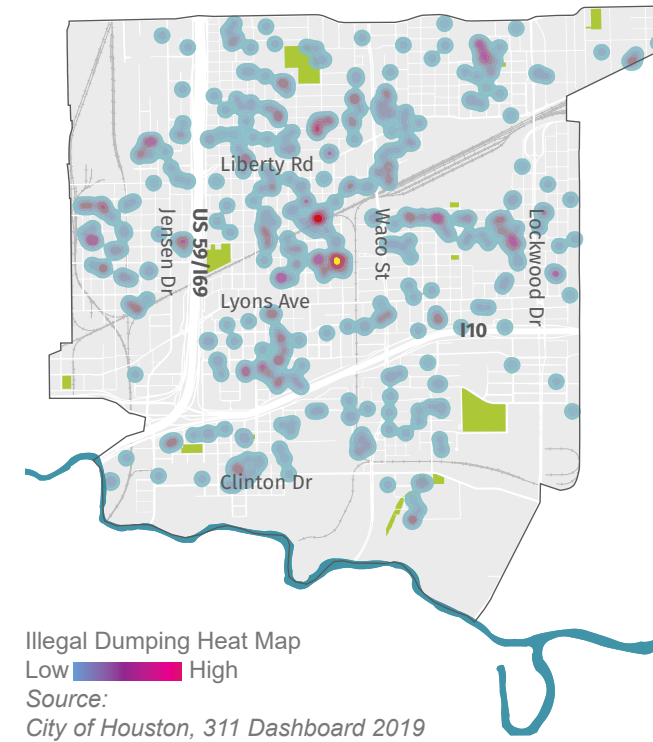
The perception of safety in Fifth Ward is impacted by the number of vacant lots and abandoned buildings in the area. These spaces, which are often not monitored or maintained, can encourage nuisances, including crime. In 2019, the highest number of service requests made to 311 were for nuisances on property. This category represented 9% of all calls.

Vacant lots can also lead to illegal dumping, which is a major concern for Fifth Ward residents. In 2019, more than 500 service

requests were made to 311 to report illegal dumping. Dumping is concentrated along the railroad tracks that bisect Fifth Ward south of Liberty Road. Illegal dumping is an eyesore, but it can also create hazards in the environment, particularly for children.

311 calls to address garbage pickup, heavy trash collection, and garbage containers combined totaled over 1,100 calls. Across the City of Houston, missed garbage and heavy trash collection represent the largest number of calls.

Addressing the early signs of neglect in the physical environment, such as dumping or graffiti, and creating and caring for quality public spaces and parks can help to reduce crime, and the perception that a place is unsafe.



Top Ten 311 Service Requests
Source: City of Houston 311 Dashboard, 2019

In 2019, Fifth Ward residents submitted twice as many service requests to 311 per capita than in Houston. The majority of 311 requests in both Fifth Ward and Houston were made by phone in 2019.

76% Fifth Ward 311 Service Requests Made by Phone

81% Houston 311 Service Requests Made by Phone

359 Fifth Ward 311 Service Requests per 1,000 People

155 Houston 311 Service Requests per 1,000 People

Source: City of Houston 311 Dashboard 2019



Lyons Avenue

THRIVING Health | Environment | Transit and Mobility

A thriving neighborhood is healthy, free from environmental hazards, home to quality parks, and has transit and mobility options that encourage people to live active and healthy lives.

The Fifth Ward is served by two nearby hospitals, Lyndon B. Johnson and St. Joseph Medical Center, and is also home to two Legacy Clinics, both of which are Federally Qualified Healthcare Centers. Yet, similar to Houston overall, too many residents do not have health insurance.

The environmental conditions of a neighborhood impact the health and life expectancy of residents. According to the Robert Wood Johnson Foundation average life expectancy in the Fifth Ward

was eight years shorter than in Houston overall in 2018. The disparity in life expectancy is a complex issue, but where people live is one of the most significant indicators of health.

Over the last year, Fifth Ward residents have become actively engaged in the fight for environmental justice. Following years of resident complaints, the Texas Department of State Health Services conducted an assessment in late 2019 that found high levels of creosote, a cancer causing chemical, in the Fifth Ward and Kashmere Gardens area. The identified "cancer cluster" is now being studied in more detail and area leaders are actively involved in the process.

With the construction of I-10 and I-69 the Fifth Ward was disconnected from both Second Ward and Downtown. Today, transit and mobility solutions are being sought to improve connectivity, as one in five households do not have access to a vehicle, and many residents have to travel outside of Fifth Ward to visit a grocery store, receive healthcare, or secure employment.

Ensuring that residents have the tools and resources they need to live active and healthy lives, including access to affordable healthcare, health insurance, fresh and nutritious food, transit and mobility alternatives, and an environment free of hazards, is key to community resilience.



Sources: ACS 2018, Houston State of Health 2017, Robert Wood Johnson Foundation 2018



HEALTH

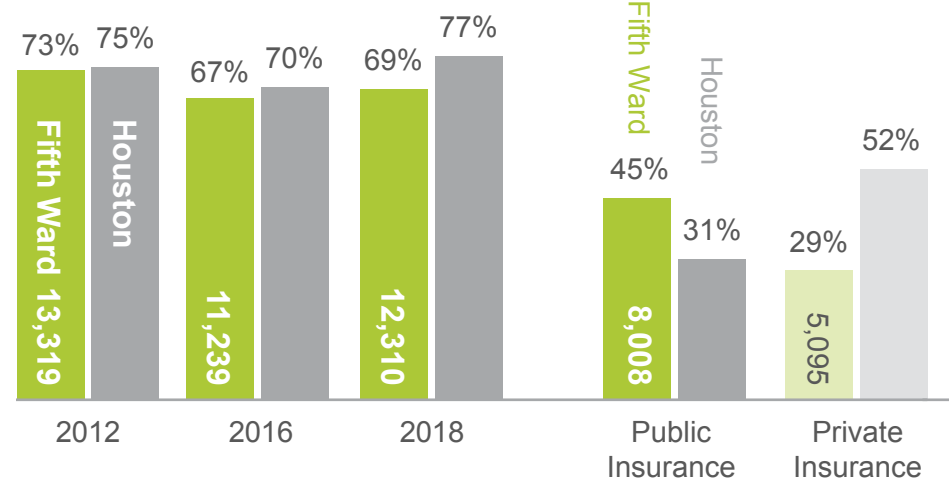
The Fifth Ward is served by Lyndon B. Johnson hospital, located in the Kashmere Gardens neighborhood. St. Joseph Medical Center is located south of the neighborhood in Downtown. Fifth Ward is home to two Legacy Clinic locations and three pharmacies. Legacy Clinics are Federally Qualified Healthcare Centers. There is only one small grocery store in Fifth Ward, Lyons Supermarket. The closest large grocery is Fiesta Mart in Denver Harbor. In 2018, 36% of Fifth Ward families received food stamps or SNAP assistance.

In 2018, 31% of Fifth Ward residents did not have health insurance, significantly higher than the 23% in Houston overall. The percent of residents with health insurance peaked in 2016, prior to the dismantling of the Affordable Care Act. For those without health insurance, a medical emergency can escalate into a financial crisis. A 2011 study conducted by Northwestern University concluded that out-of-pocket medical costs are the primary cause of 26% of personal bankruptcies among low-income households.

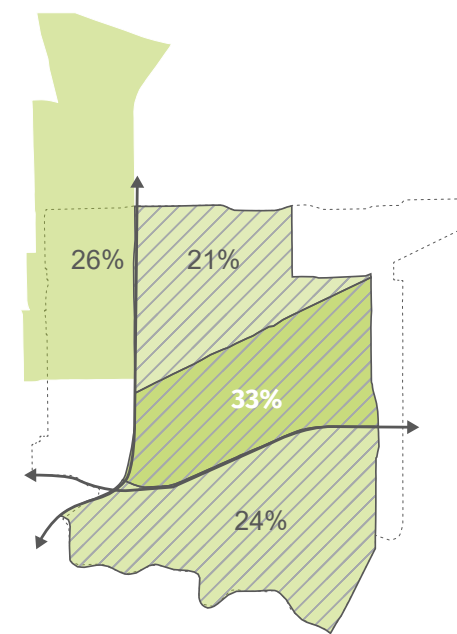
Data provided through the CDC's 500 Cities study indicates that residents of Fifth Ward had elevated rates of obesity, high blood pressure, and diabetes as compared to Houston in 2017. These health risk factors impact both the quality and length of a person's life. Cancer rates in Fifth Ward are equal to the rate in Houston, with 4.9% of the population impacted.

Expanding enrollment in health insurance, improving healthcare access, and reducing food insecurity are keys to a healthy community.

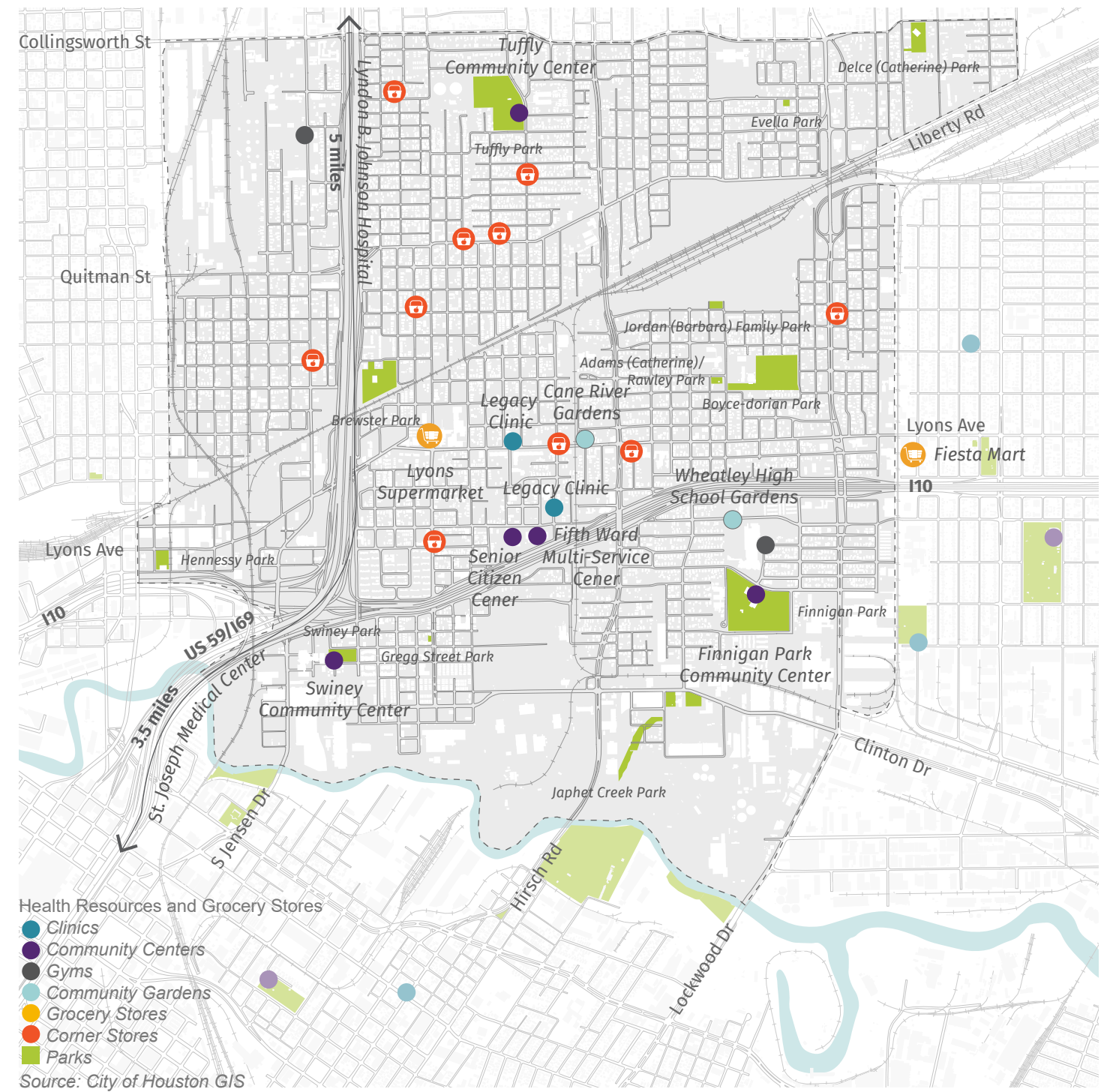
In 2018, 69% of Fifth Ward residents had health insurance, lower than the 77% in Houston overall.



Residents with Health Insurance, Public or Private, Sources: ACS 2012, 2016, and 2018



Food Desert Map and Households Without a Vehicle by Census Tract Sources: USDA 2015, ACS 2018



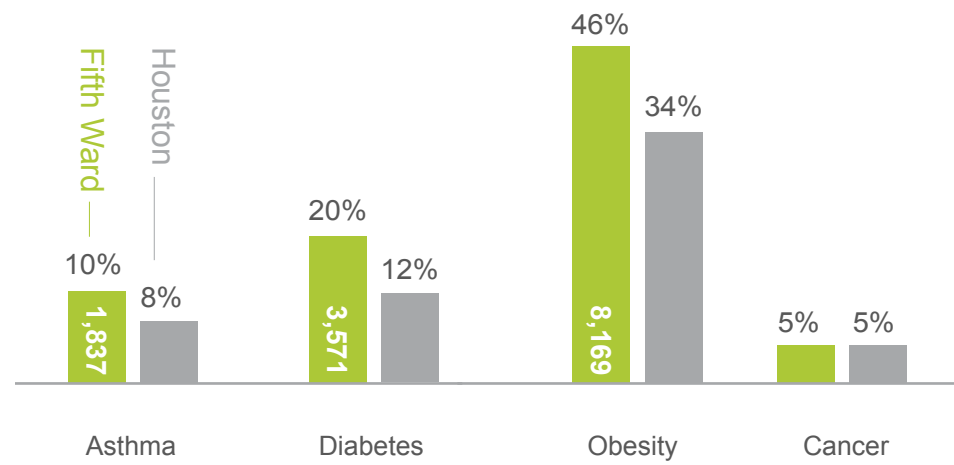
Access to parks and open spaces can encourage healthy and active living and reduce health risk factors such as obesity, diabetes, and high blood pressure.

According to the Trust for Public Land, “nearly half of Americans get less than the recommended minimum amount of physical activity and more than one-third engage in no leisure-time physical activity at all.” People who live within walking distance of a park are more likely to engage in exercise and therefore have better health.

The Fifth Ward is well-served by neighborhood parks. The neighborhood has ten public parks: Boyce-Dorian, Brewster, Catherine, Evella, Finnigan,

Gregg Street, Hennessy, Swiney, Tuffly, and Wipprecht Parks. The parks total 46 acres, or approximately 100 square feet per person. In addition, the Fifth Ward Jam and Reliant Splash Pad were recently developed on vacant lots along Lyons Avenue, and include a playground for young children. Finnigan Park and Boyce-Dorian Park have swimming pools, basketball courts, sports fields, and community centers. These two large parks are located less than a mile from one another on the eastern side of the neighborhood near Lockwood Drive.

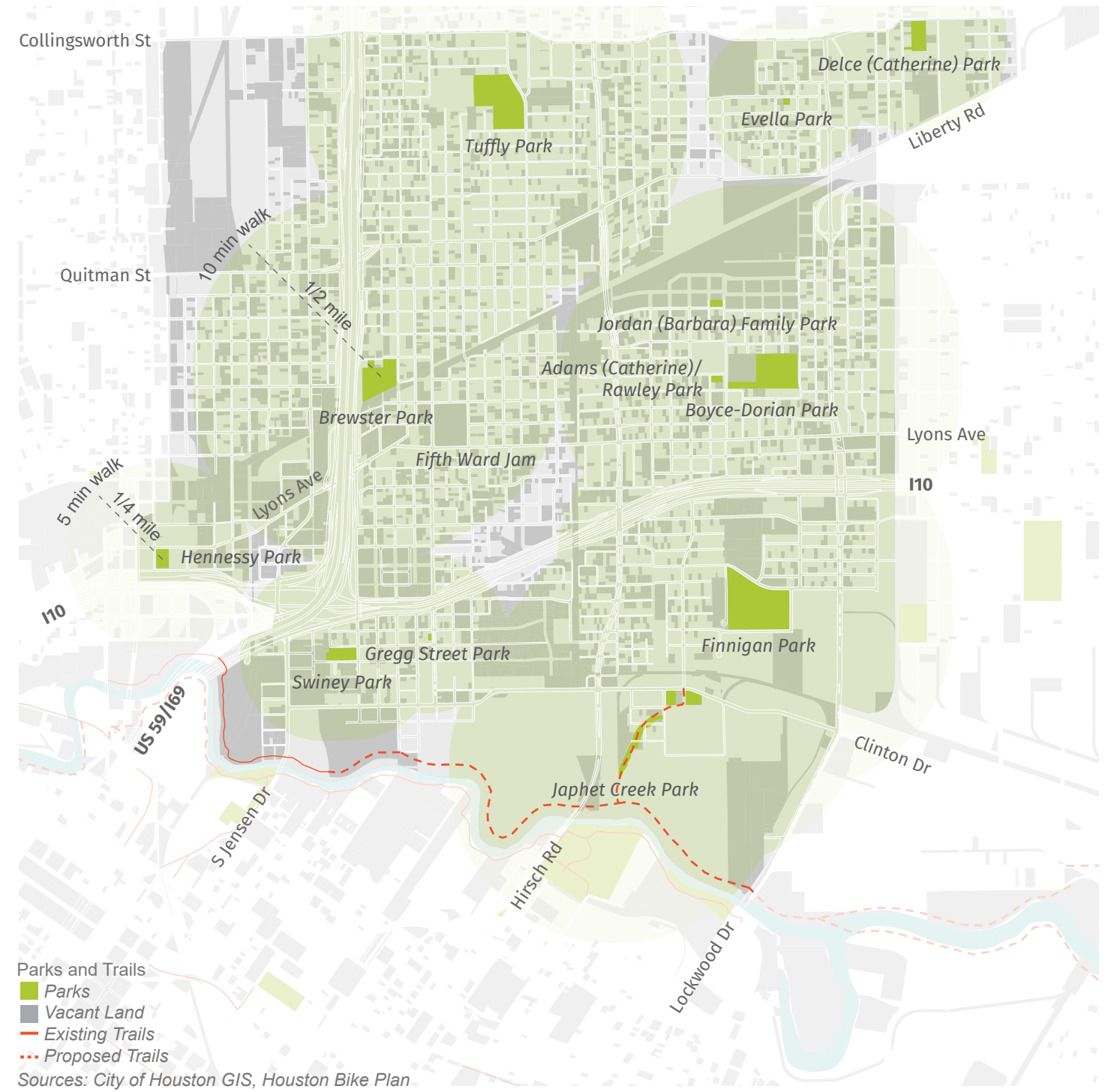
The southern border of Fifth Ward is Buffalo Bayou, a necklace of parks and trails are planned along this waterway.



Health Conditions, Source: Houston State of Health 2017



Legacy Clinic



ENVIRONMENT

The quality of the environment, including the air, water, and soil impacts health. Freedom from environmental risks and hazards is key to a resilient community.

In August of 2019, the Texas Department of State Health Services conducted an assessment of the occurrence of cancer in ten census tracts, most of which make up Fifth Ward and Kashmere Gardens. The study concluded that in comparison to cancer rates across Texas, lung and bronchus, esophagus, and larynx cancers were “statistically greater than expected” between 2000 and 2016.

The cause of the “cancer cluster” in Fifth Ward and Kashmere Gardens is not fully known, and additional studies will be conducted by the Texas Commission on Environmental Quality. However, the cancer cluster is likely correlated to high levels of creosote, a cancer-causing chemical that was used by Union Pacific Railroad to preserve wooden rail ties until the 1980s. Over the years, the creosote absorbed into the ground, creating a toxic plume in the areas surrounding the railyard. Residents of Fifth Ward and Kashmere Gardens have come together to demand that Union

Pacific remediate the site and have organized an action group, “Impact Fifth Ward.”

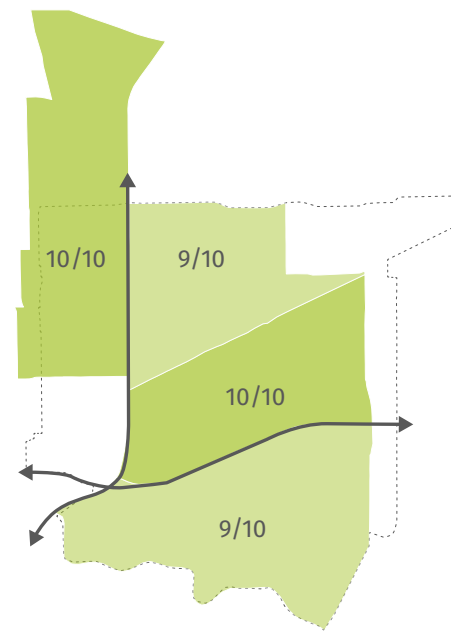
The Fifth Ward also has six brownfield sites and one former Superfund site. The MDI Superfund site located at 3617 Baer Street was placed on the EPA’s priority list in 1999. In 2004 the site was remediated at a cost of \$6.6 million. In addition, there are nine toxic release inventory sites in the neighborhood, monitored by the EPA. Each site has met compliance requirements over the last three years.

The lead risk index, provided by PolicyMap, ranks census tracts from one to ten based on relative

risk of exposure to lead, with ten being the highest risk. Risk factors for lead exposure include age of housing stock and area poverty rate. In 2018, Fifth Ward census tracts had an average ranking of 9.5, a very high risk level for lead in area homes.

The Houston Health Department has mapped air pollution risks for both cancer and respiratory hazards. The maps indicate that the Fifth Ward is located in an area with some of the highest risks for cancer and respiratory distress caused by air pollution. Air pollution can exacerbate health disparities in low income communities.

In 2018, Fifth Ward census tracts had an average lead risk ranking of 9.5, which indicates high levels of risk for lead exposure in area homes.



Lead Risk Index, Source: PolicyMap



TRANSIT AND MOBILITY

In 2018, 21% of Fifth Ward households did not have access to a vehicle, much higher than the 8% in Houston. In the same year, 8% of workers over the age of 16 years took public transit to work, while 2% walked or biked. Safe sidewalks and bike lanes are critical to increased mobility in a community.

Yet, today in Fifth Ward only one-third of area streets are served by sidewalks and there is only one recently completed bike lane, along Lyons Avenue. A portion of the Buffalo Bayou Hike and Bike

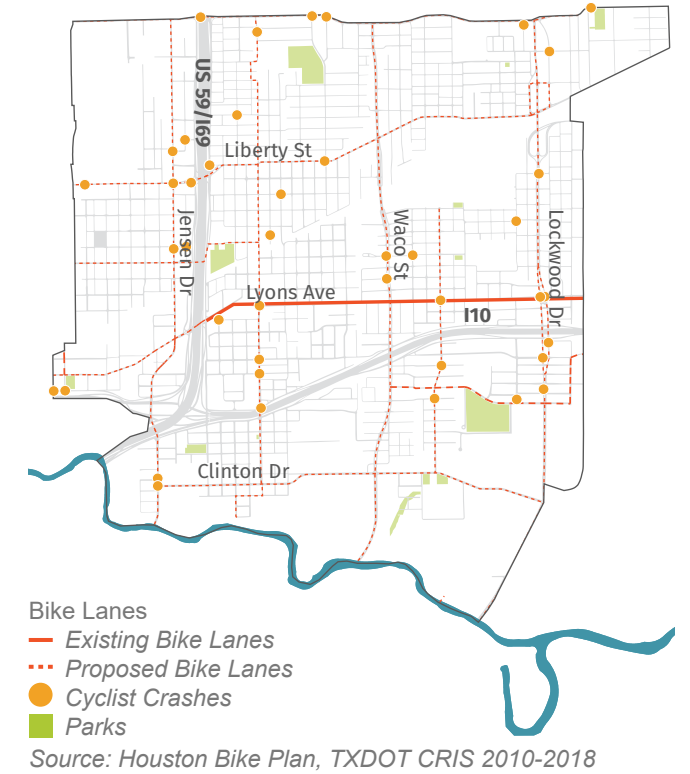
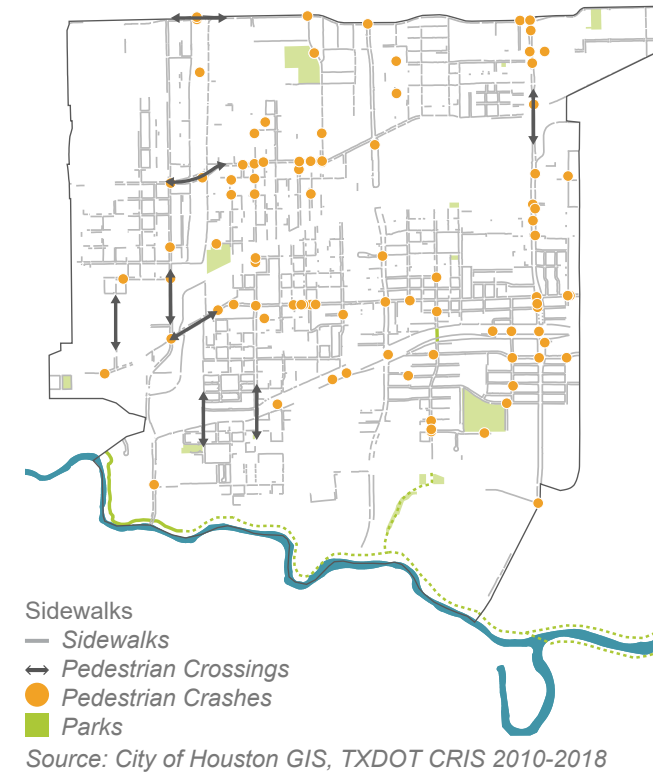
trail has been completed, and is planned to run the length of the waterway. The trail connects to Downtown, Leonel Castillo Community Center, Buffalo Bayou Park, and other destinations.

The lack of safe sidewalks and bike routes has created hazards in the community. Between 2010 and 2018 there were 105 pedestrian-related accidents, with eight of these accidents resulting in a fatality. Over the same time period there were 48 cyclist-related accidents, one of which resulted in a fatality. The

most recent Fifth Ward TIRZ #18 Project Plan budget includes \$600,000 for sidewalk and mobility improvements.

Overall, the Fifth Ward has a walk score of 42 and a bike score of 54, as compared to the Houston scores of 48 and 51, respectively.

Many Fifth Ward residents travel outside of the neighborhood for work, healthcare, and groceries. Developing a complete network of accessible sidewalks and bicycle routes will enhance safety and connectivity.



Mount Vernon United Methodist Church

One-third of streets in Fifth Ward are served by sidewalks. A complete network of safe sidewalks provides crucial connections to transit opportunities and neighborhood amenities.

105 Pedestrian related accidents occurred in Fifth Ward between 2010-2018

8 Of those accidents resulted in fatalities

Pedestrian Crashes and Fatalities
Source: TXDOT CRIS 2010-2018

48 Cyclist related accidents occurred in Fifth Ward between 2010-2018

1 Of those accidents resulted in a fatality

Cyclist Crashes and Fatalities
Source: TXDOT CRIS 2010-2018

Public transit provides an important alternative for mobility, particularly for low-income households. Reliable, safe, and convenient transit is important for every community.

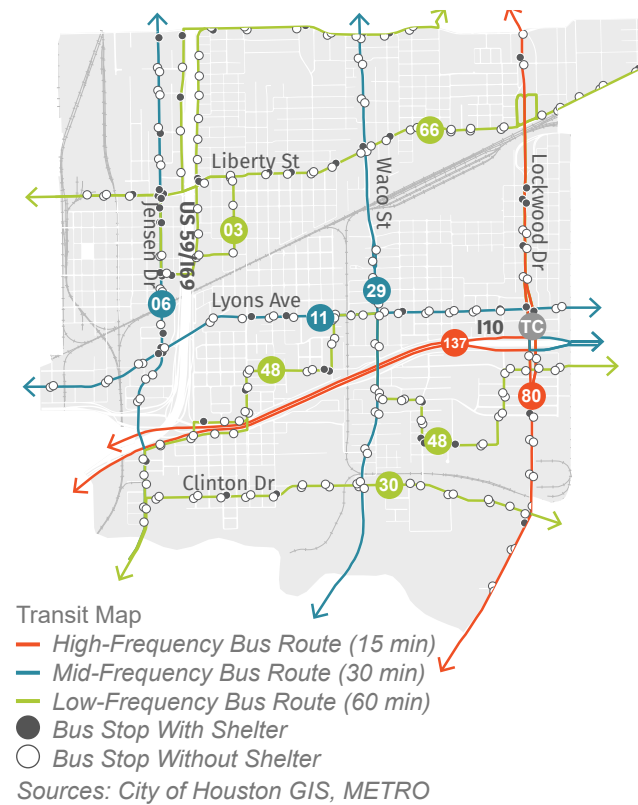
Since 2000 public transit ridership across Houston has declined. In Fifth Ward, 23% of workers over the age of 16 years rode public transit in 2000. By 2018, the number had declined to 8%. Over the same time period, the percent of households without a vehicle declined from 39% to 21%. Despite the increase in the

number of households with a vehicle and the decline in public transit ridership, the system remains an important resource for area residents and families.

The neighborhood is served by the Fifth Ward/Denver Harbor Transit Center and 12 METRO bus routes. The 137 Northshore Express and 80 MLK/Lockwood are high frequency routes running every 15 minutes. The 06 Jensen/Greens, 11 Alameda/Lyons, 28 OST-Wayside, and 29 Cullen/Hirsch are mid-frequency routes running every 30 minutes. The

30 Clinton/Ella, 48 Market, and 66 Quitman run every 30 minutes during peak hours, and every 60 minutes off peak. The 03 Langley/Little York, 77 Homestead, and 78 Wayside are all low frequency routes running every 60 minutes. The MLK/Lockwood has the highest ridership and connects to the University of Houston.

A comprehensive network of high quality transit and pedestrian and bicycle infrastructure is critical to connect families to schools, employment opportunities, resources, healthcare, community centers, and parks.

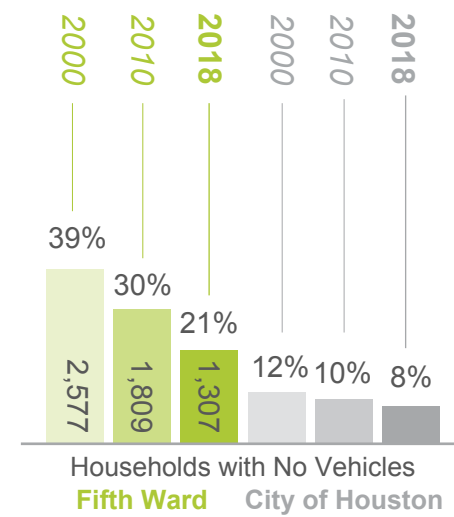


Route Number and Name	Ridership
80 MLK/Lockwood	5,011
29 Cullen/Hirsch	3,137
11 Alameda/Lyons	3,037
137 Northshore Express	2,978
06 Jensen/Greens	2,829
03 Langley/Little York	1,532
30 Clinton/Ella	871
48 Market	684
66 Quitman	474

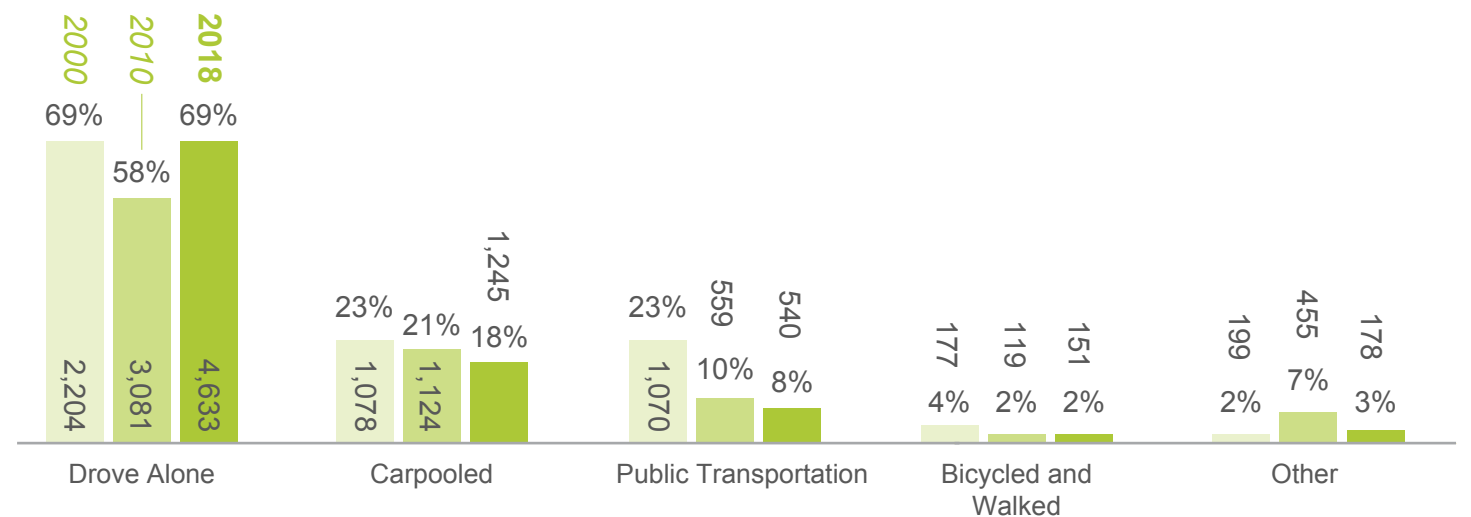
Bus Route Ridership, December 2019, Source: METRO



Fifth Ward/Denver Harbor Transit Center



Sources: Census 2000, ACS 2010, ACS 2018



Means of Transportation to Work, Sources: Census 2000, ACS 2010, and 2018